LOT 51
HICKORY VILLAGE #2 PB 7/120

HOANG LINH HONG/DO KATHERINE
86178 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0051-0000

BUILDING CHARACTERISTICS

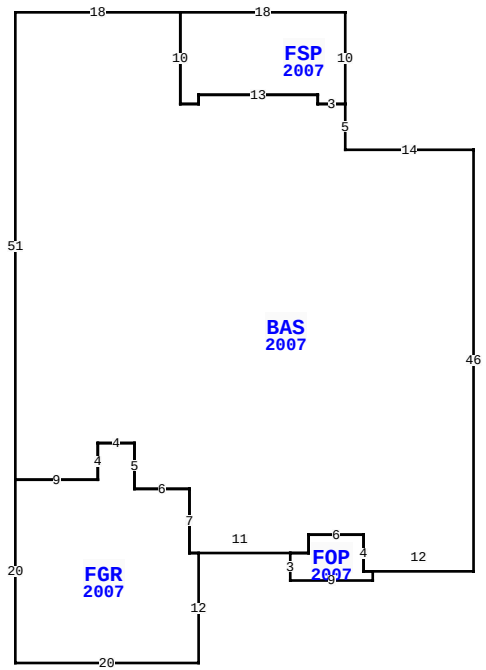
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,423	100	2007	2,423	267,070
FGR	402	55	2007	221	24,359
FOP	37	30	2007	11	1,212
FSP	167	40	2007	67	7,385
TOTALS	3,029			2,722	300,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	114.9120	120.66	328,437	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2025 Heated Area: 2423 HX Base Yr



86178 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	07/26/2007	JM	LAND DATE	03/27/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,027
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		363,142
SOH/AGL Deduction		0
ASSESSED VALUE		363,142
TOTAL EXEMPTION VALUE	13	363,142
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		363,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18506	ELEC OTHER	2,000	12/01/2006
M12327	MECH OTHER	0	12/01/2006
C18618	CO ISSUED	0	10/01/2006
B18618	NEW CONSTR	199,782	10/01/2006
P11667	OTHER	0	10/01/2006
R09773	REPAIR/RRF	3,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645014306	5/05/2026	WD	Q	I	01	415,000
GRANTOR: JENNINGS BENNIE A & V						
GRANTEE: HOANG LINH HONG						
2531/0141	1/11/2022	QC	U	I	11	100
GRANTOR: JENNINGS BENNIE						
GRANTEE: JENNINGS BENNIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FSP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N12 W1 N7 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S7 E11 FOP=[YR=2007] S3 E9 N1W1 N4W6 S2 W2$ E2 N2 E6 S4 E12 N46$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS