LOT 52
IN OR 1649/1613
HICKORY VILLAGE #2 PB 7/120

WILSON SCOTT E & TIFFANY A
86172 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0052-0000

BUILDING CHARACTERISTICS

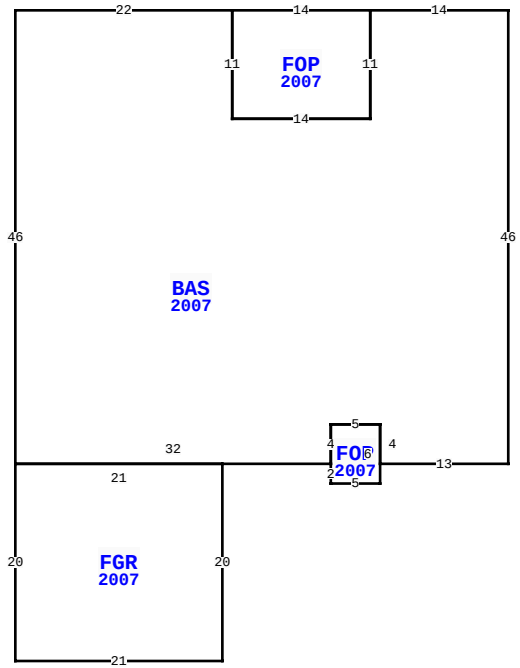
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,126	100	2007	2,126	222,437
FGR	420	55	2007	231	24,169
FOP	30	30	2007	9	941
FOP	154	30	2007	46	4,813
TOTALS	2,730			2,412	252,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	110.1030	115.61	278,851	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2010 Heated Area: 2126 HX Base Yr 2010



86172 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,360
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,360
SOH/AGL Deduction		131,786
ASSESSED VALUE		180,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,163
TOTAL JUST VALUE		312,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11720	MECH OTHER	0	07/01/2006
C17799	CO ISSUED	0	05/01/2006
E17391	ELEC OTHER	2,000	05/01/2006
P11153	OTHER	0	05/01/2006
R09327	REPAIR/RRF	3,500	05/01/2006
B17799	NEW CONSTR	273,707	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1649/1613	11/18/2009	WD	Q	I	01	196,900
GRANTOR: CARRANZA MARIO & CHRI						
GRANTEE: WILSON SCOTT E & TI						
1531/1620	10/23/2007	WD	Q	I		241,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: CARRANZA MARIO & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] W14 S11 E14 N11$ S11 W14 N11 W22 S46 FGR=[YR=2007] S20E21 N20 W21$ E32 FOP=[YR=2007] S2 E5 N6 W5 S4$ N4 E5 S4 E13 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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