LOT 55
HICKORY VILLAGE #2 PB 7/120

BALLINGER JAMES T & BEVERLY
86152 SAND HICKORY TL
YULEE, FL 32097

2026

42-2N-27-435H-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

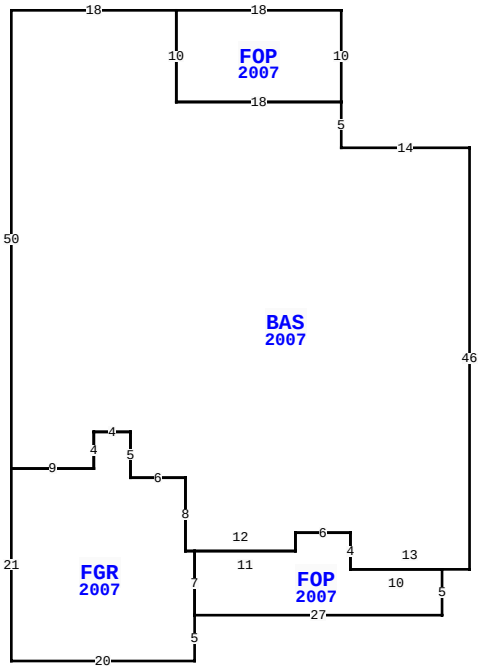
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,393	100	2007	2,393	254,495
FGR	421	55	2007	232	24,673
FOP	180	30	2007	54	5,743
FOP	181	30	2007	54	5,743
TOTALS	3,175			2,733	290,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	110.8800	116.42	318,176	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 2393 HX Base Yr 2008



86152 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		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,654
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,769
SOH/AGL Deduction		122,926
ASSESSED VALUE		230,843
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,432
TOTAL JUST VALUE		353,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18191	ELEC OTHER	2,000	10/01/2006
M12129	MECH OTHER	0	10/01/2006
P11421	OTHER	0	08/01/2006
C17958	CO ISSUED	0	06/01/2006
B0617958	NEW CONSTR	209,814	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1988	5/21/2021	QC	U	I	11	100
GRANTOR: DAY BEVERLY L N/K/A B						
GRANTEE: BALLINGER JAMES T &						
2428/1012	1/27/2021	QC	U	I	11	100
GRANTOR: DAY BEVERLY L N/K/A B						
GRANTEE: BALLINGER JAMES T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FOP=[YR=2007] N10 W18 S10 E18$ W18 N10 W18 S50 FGR=[YR=2007] S21 E20 N5 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N46$.

EXTRA FEATURES

L N	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
3	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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