LOT 56
IN OR 1965/971
HICKORY VILLAGE #2 PB 7/120

JONES DERYL K
86144 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0056-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

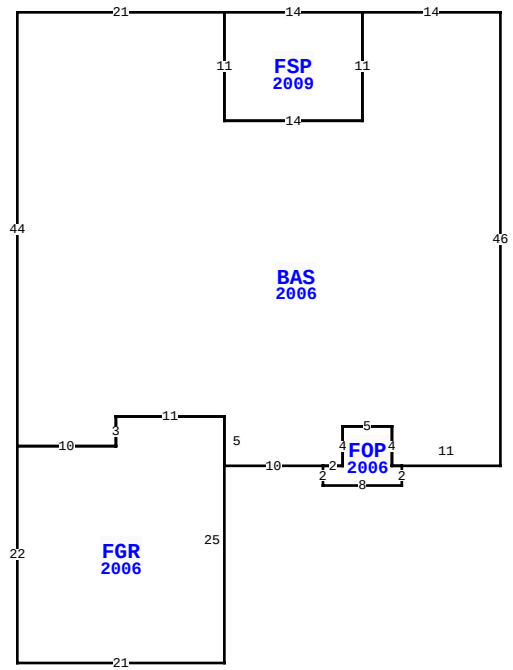
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2006	2,005	216,636
FGR	495	55	2006	272	29,389
FOP	36	30	2006	11	1,188
FSP	154	40	2009	62	6,699
TOTALS	2,690			2,350	253,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	113.7045	119.39	280,566	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2016 Heated Area: 2005 HX Base Yr 2016



86144 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,912
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,912
SOH/AGL Deduction		113,864
ASSESSED VALUE		200,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,637
TOTAL JUST VALUE		313,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611616	H/AC	0	06/01/2006
C17530	CO ISSUED	150,447	04/01/2006
B17530	NEW CONSTR	150,447	04/01/2006
E17183	ELEC OTHER	2,000	04/01/2006
P10980	OTHER	0	04/01/2006
R09155	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/0971	2/08/2015	SW	Q	I	01	189,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: JONES DERYL K						
1933/1955	8/26/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FSP=[YR=2009] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 $ E10 N3 E11 S5 E10 FOP=[YR=2006] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 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

LAND DESCRIPTION

TOTAL OB/XF 0

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