LOT 57
HICKORY VILLAGE #2 PB 7/120

GEOGHAGAN TIMOTHY J & LAUREN B
86138 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0057-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

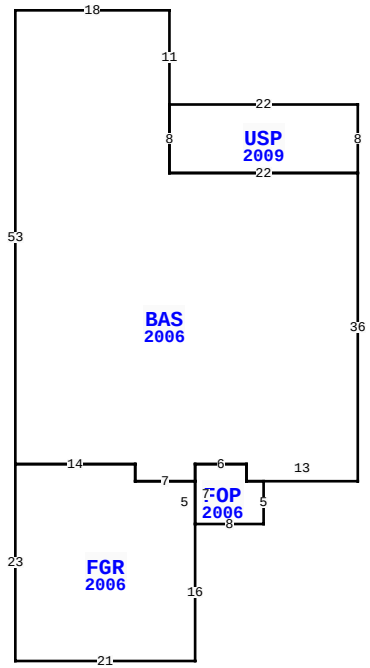
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2006	1,742	188,774
FGR	469	55	2006	258	27,958
FOP	52	30	2006	16	1,733
USP	176	30	2009	53	5,744
TOTALS	2,439			2,069	224,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	113.6016	119.28	246,790	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2021 Heated Area: 1742 HX Base Yr 2021



86138 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		224,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		284,209
SOH/AGL Deduction		94,755
ASSESSED VALUE		189,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,043
TOTAL JUST VALUE		284,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004611	REMODEL	16,170	03/25/2022
C16901	CO ISSUED	0	03/01/2006
B16901	NEW CONSTR	0	03/01/2006
M11241	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/0860	2/24/2020	WD	Q	I	01	251,000
GRANTOR: HERRINGTON JAMES & JE						
GRANTEE: GEOGHAGAN TIMOTHY J						
2148/0812	9/20/2017	WD	Q	I	01	215,000
GRANTOR: BOLMGREN ALEX S & CAI						
GRANTEE: HERRINGTON JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W22 BAS=[YR=2006] N11 W18 S53 FGR=[YR=2006] S23 E21 N16 FOP=[YR=2006] E8 N5 W2 N2 W6 S7$ N5 W7 N2 W14$ E14 S2 E7 N2 E6 S2 E13 N36 W22 N8$ S8 E22 N8$.

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