LOT 58
IN OR 2015/401
HICKORY VILLAGE #2 PB 7/120

VANDEREN ANNA M & KENNETH B
86132 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0058-0000

BUILDING CHARACTERISTICS

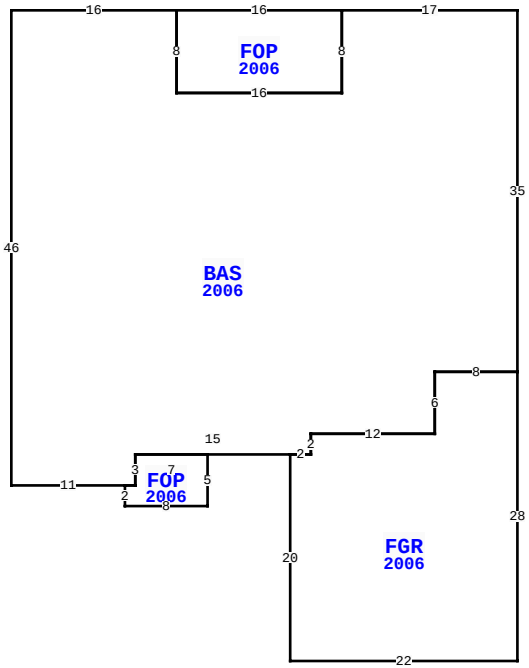
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,927	100	2006	1,927	206,178
FGR	528	55	2006	290	31,028
FOP	37	30	2006	11	1,177
FOP	128	30	2006	38	4,066
TOTALS	2,620			2,266	242,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	112.1610	117.77	266,867	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2016 Heated Area: 1927 HX Base Yr 2016



86132 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		242,449
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,449
SOH/AGL Deduction		121,897
ASSESSED VALUE		230,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,141
TOTAL JUST VALUE		352,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018253	SWIM POOL	30,000	12/12/2022
22001375	REPAIR/RRF	21,450	01/24/2022
C0516332	CO ISSUED	0	01/01/2006
B0516332	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0401	11/20/2015	WD	Q	I	01	192,500
GRANTOR: OVERSTREET CHAD & ASH						
GRANTEE: VANDEREN ANNA M & K						
1730/1779	2/11/2011	WD	U	I	11	135,000
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: SEITZ ASHLEY & CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W16 S46 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1$ E1 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N35$.

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
4	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 07/06/2023 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS