LOT 60
HICKORY VILLAGE #1 PB 6/369

HERNICZ FAM REVOCABLE TRUST/HERNICZ CHARLES B CO T
95102 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2026

42-2N-27-435H-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

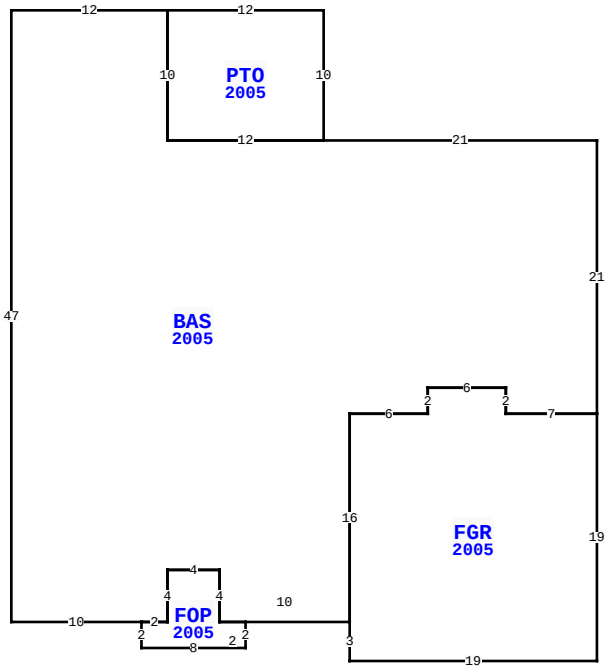
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	2005	1,453	160,659
FGR	373	55	2005	205	22,667
FOP	32	30	2005	10	1,106
PTO	120	5	2005	6	663
TOTALS	1,978			1,674	185,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	116.5500	122.38	204,864	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2023 Heated Area: 1453 HX Base Yr



86116 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	185,095
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	248,140
SOH/AGL Deduction	0
ASSESSED VALUE	248,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,140
TOTAL JUST VALUE	248,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005216	NEW SCREEN ROOM 1	8,529	05/14/2026
M09250	MECH OTHER	0	02/01/2005
E0514128	ELEC OTHER	2,000	02/01/2005
P0508906	OTHER	0	02/01/2005
B0414103	NEW CONSTR	148,900	11/01/2004
R046899	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/0253	12/05/2022	WD	Q	I	01	285,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: HERNICZ FAMILY REVO						
1829/1818	12/14/2012	WD	Q	I	02	137,000
GRANTOR: POWERS LALAH						
GRANTEE: AYARS CARL E & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W12 S10 E12$ W12 N10 W12 S47 E10 FOP=[YR=2005] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2005] S3 E19 N19 W7 N2 W6 S2 W6 S16$ N16 E6 N2 E6 S2 E7 N21$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0	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