LOT 65
HICKORY VILLAGE #1 PB 6/369

PASSANTE ELISE C
86082 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0065-0000

BUILDING CHARACTERISTICS

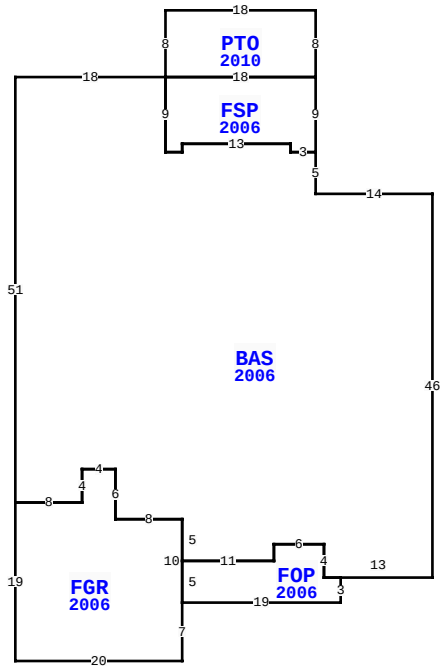
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,429	100	2006	2,429	262,757
FGR	380	55	2006	209	22,609
FOP	103	30	2006	31	3,353
FSP	149	40	2006	60	6,490
PTO	144	5	2010	7	757
TOTALS	3,205			2,736	295,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	113.4000	119.07	325,776	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2022 Heated Area: 2429 HX Base Yr 2022



86082 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		295,967
TOTAL MARKET OB/XF VALUE		2,667
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		358,634
SOH/AGL Deduction		46,475
ASSESSED VALUE		312,159
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,748
TOTAL JUST VALUE		358,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11030	MECH OTHER	0	02/01/2006
P10532	OTHER	0	01/01/2006
E16095	ELEC OTHER	2,000	11/01/2005
C16437	CO ISSUED	174,180	10/01/2005
B16353	FOUNDATION	3,500	10/01/2005
B16437	NEW CONSTR	174,180	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2832/1934	11/30/2025	QC	U	I	11	100
GRANTOR: PASSANTE AUGUSTINE L						
GRANTEE: PASSANTE ELISE C						
2438/1504	2/26/2021	WD	Q	I	02	312,800
GRANTOR: LOTHAMER RENE W						
GRANTEE: PASSANTE AUGUSTINE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
4	0911	SCRN RM A	0	100	8	18	144.00	SF	18.00	18.00	100	2025	2010		35	907	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W14 N5 W3 N1 W13 S1 W2 N9 W18 S51 E8 N4 E4 S6 E8 S5 E11 N2 E6 S4 E13 N46 $
FGR=[YR=2006;ORIG=-50,37] S19 E20 N7 N10 W8 N6 W4 S4 W8 $
FSP=[YR=2006;ORIG=-14,-5] N9 W18 S9 E2 N1 E13 S1 E3 $
FOP=[YR=2006;ORIG=-30,49] E19 N3 W2 N4 W6 S2 W11 S5 $
PTO=[YR=2010;ORIG=-14,-14] W18 N8 E18 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,667

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	000100	C	RES	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