LOT 66
IN OR 1338/1879
HICKORY VILLAGE #1 PB 6/369

HIGGINBOTHAM DAVID BARRY
86074 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0066-0000

BUILDING CHARACTERISTICS

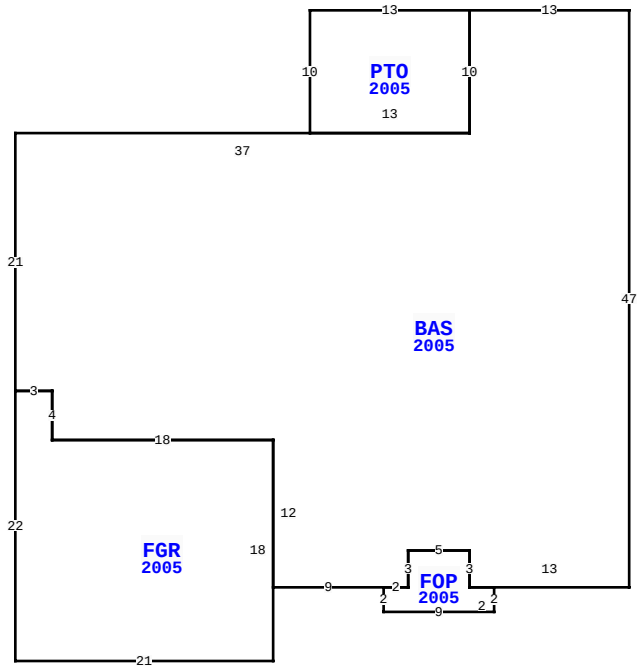
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,701	100	2005	1,701	180,995
FGR	390	55	2005	214	22,771
FOP	33	30	2005	10	1,064
PTO	130	5	2005	6	639
TOTALS	2,254			1,931	205,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	112.1610	117.77	227,414	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2009 Heated Area: 1701 HX Base Yr 2009



86074 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		205,469
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		265,469
SOH/AGL Deduction		115,007
ASSESSED VALUE		150,462
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,051
TOTAL JUST VALUE		265,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09351	MECH OTHER	0	02/01/2005
E0514116	ELEC OTHER	2,000	02/01/2005
P0508921	OTHER	0	02/01/2005
R046934	REPAIR/RRF	1,500	12/01/2004
B0414157	NEW CONSTR	167,175	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1879	8/04/2005	WD	Q	I		202,500
GRANTOR: TYRE MARION						
GRANTEE: HIGGINBOTHAM DAVID						
1326/0483	6/16/2005	WD	Q	I		167,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: TYRE MARION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] W13 S10 E13 N10$ S10 W37 S21
FGR=[YR=2005] S22 E21 N18 W18 N4 W3$ E3 S4 E18 S12 E9
FOP=[YR=2005] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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