LOT 67
HICKORY VILLAGE #1 PB 6/369

BAF 4 LLC
401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

2026

42-2N-27-435H-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

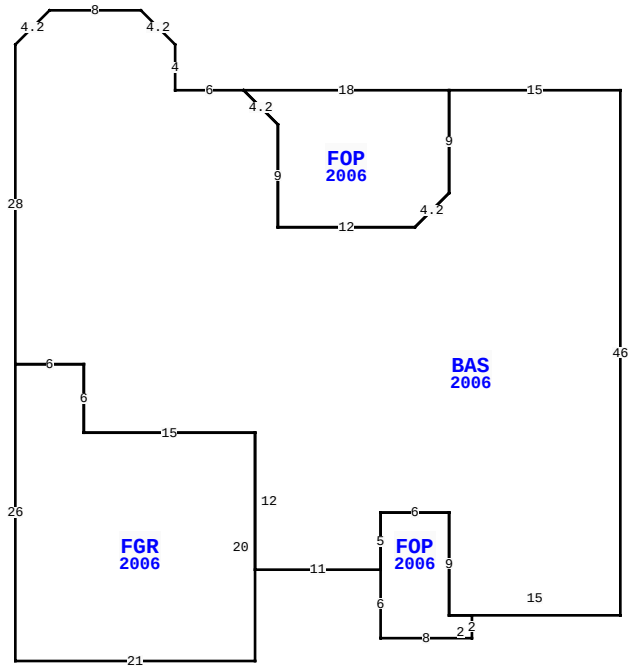
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,877	100	2006	1,877	208,007
FGR	456	55	2006	251	27,816
FOP	70	30	2006	21	2,328
FOP	180	30	2006	54	5,984
TOTALS	2,583			2,203	244,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	116.1741	121.98	268,722	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 2026 Heated Area: 1877 HX Base Yr



86068 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	244,134
TOTAL MARKET OB/XF VALUE	1,760
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	305,894
SOH/AGL Deduction	29,872
ASSESSED VALUE	276,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,022
TOTAL JUST VALUE	305,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11036	TANKS/BLRS	0	02/01/2006
P10524	OTHER	0	01/01/2006
E16240	ELEC OTHER	2,000	11/01/2005
R08552	REPAIR/RRF	3,500	11/01/2005
C16551	CO ISSUED	147,661	10/01/2005
B16551	NEW CONSTR	147,661	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2812/1243	8/26/2025	SW	U	I	30	337,000
GRANTOR: BAF ASSETS 4 LLC						
GRANTEE: BAF 4 LLC						
2543/0036	2/25/2022	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W18 D3 R3 S9 E12 R3 U3 N9$ S9 D3 L3 W12 N9 L3 U3 W6 N4 L3 U3 W8 D3 L3 S28
FGR=[YR=2006] S26 E21 N20 W15 N6 W6$ E6 S6 E15 S12 E11
FOP=[YR=2006] S6 E8 N2 W2 N9 W6 S5$ N5 E6 S9 E15 N46$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	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