LOT 69
HICKORY VILLAGE #1 PB 6/369

MASCENA LISA M & ALLAN F
86054 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0069-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

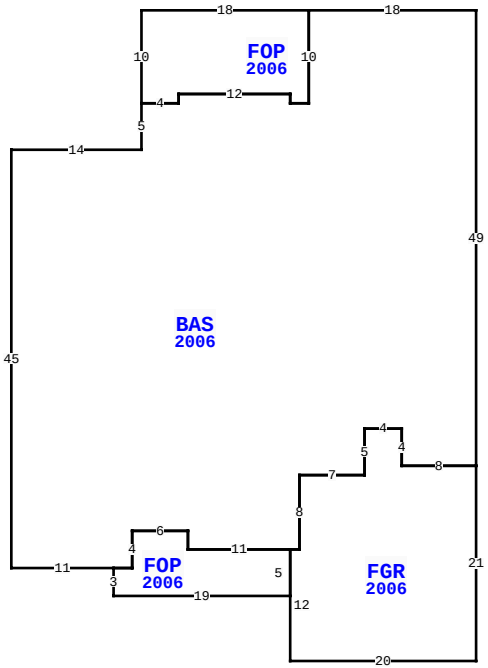
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2006	2,356	249,189
FGR	420	55	2006	231	24,432
FOP	103	30	2006	31	3,279
FOP	168	30	2006	50	5,288
TOTALS	3,047			2,668	282,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	110.8800	116.42	310,609	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2022 Heated Area: 2356 HX Base Yr 2022



86054 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		282,188
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,268
SOH/AGL Deduction		42,703
ASSESSED VALUE		302,565
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,154
TOTAL JUST VALUE		345,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10207	MECH OTHER	0	08/01/2005
E0515053	ELEC OTHER	2,000	05/01/2005
P0509498	OTHER	0	05/01/2005
C15135	CO ISSUED	174,180	04/01/2005
R07572	REPAIR/RRF	3,500	04/01/2005
B15124	FOUNDATION	3,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0245	5/21/2021	WD	Q	I	01	337,500
GRANTOR: MENDOZA JAROD PAUL &						
GRANTEE: MASCENA LISA M & AL						
2142/0796	8/22/2017	WD	Q	I	01	247,000
GRANTOR: MCEWEN DAVID JAMES &						
GRANTEE: MENDOZA JAROD PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10$ S10 W2 N1 W12 S1 W4 S5 W14 S45 E11 FOP=[YR=2006] S3 E19 N5 W11 N2 W6 S4 W2$ E2 N4 E6 S2 E11 FGR=[YR=2006] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1$ E1 N8 E7 N5 E4 S4 E8 N49$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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