LOT 73
HICKORY VILLAGE #1 PB 6/369

MARSH ARNDRE R & CHERYL D
86028 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

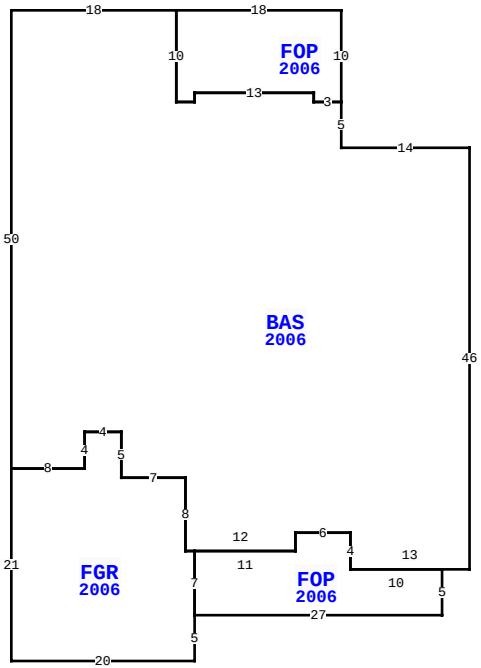
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,407	100	2006	2,407	252,287
FGR	420	55	2006	231	24,212
FOP	167	30	2006	50	5,241
FOP	181	30	2006	54	5,660
TOTALS	3,175			2,742	287,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.8720	115.37	316,345	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2020 Heated Area: 2407 HX Base Yr 2020



86028 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		287,399
TOTAL MARKET OB/XF VALUE		49,215
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,614
SOH/AGL Deduction		110,616
ASSESSED VALUE		285,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,587
TOTAL JUST VALUE		396,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17703	CARPORT	10,718	05/01/2006
B17593	SWIM POOL	25,000	04/01/2006
M10013	MECH OTHER	0	07/01/2005
E0514963	ELEC OTHER	2,000	05/01/2005
P0509445	OTHER	0	05/01/2005
C14982	CO ISSUED	175,050	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1947	9/18/2019	WD	Q	I	02	284,900
GRANTOR: WAITES CHARLES G & ME						
GRANTEE: MARSH ARNDRE R & CH						
1804/1809	7/27/2012	WD	Q	I	02	225,000
GRANTOR: MCDOUGAL ROBERTA L						
GRANTEE: WAITES CHARLES GREG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
2	0911	SCRN RM A	0	100	0	0	918.00	SF	18.00	18.00	100	2006	2006	3	22	3,635	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 49,215

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