LOT 75
HICKORY VILLAGE #1 PB 6/369

SNUGGS BRADY
86014 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0075-0000

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		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

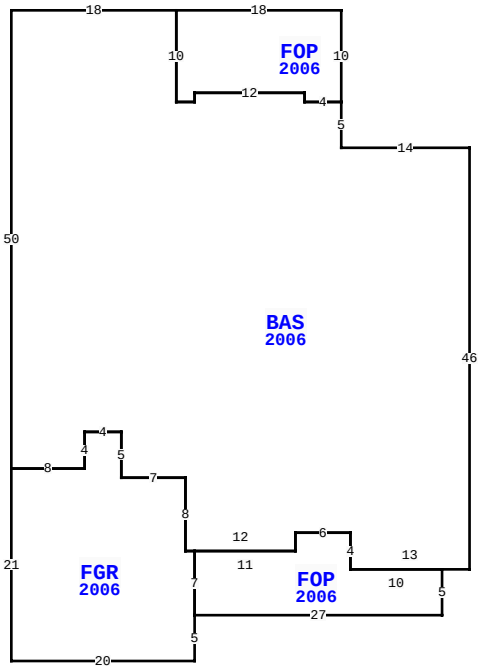
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2006	2,406	252,181
FGR	420	55	2006	231	24,212
FOP	168	30	2006	50	5,241
FOP	181	30	2006	54	5,660
TOTALS	3,175			2,741	287,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	109.8720	115.37	316,229	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2024 Heated Area: 2406 HX Base Yr 2024



86014 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,294
TOTAL MARKET OB/XF VALUE		31,580
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,874
SOH/AGL Deduction		0
ASSESSED VALUE		378,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		327,463
TOTAL JUST VALUE		378,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10555	MECH OTHER	0	10/01/2005
E15433	ELEC OTHER	2,000	08/01/2005
P09833	OTHER	0	08/01/2005
C15632	CO ISSUED	175,050	07/01/2005
R07924	REPAIR/RRF	3,500	07/01/2005
B15537	FOUNDATION	3,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2660/644	8/09/2023	WD	U	I	37	365,000
GRANTOR: DIEHL MEGAN K						
GRANTEE: SNUGGS BRADY						
2276/0153	5/17/2019	WD	Q	I	01	270,000
GRANTOR: COX SHERRI L						
GRANTEE: DIEHL MEGAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N10 W18 S10 E2 N1 E12 S1 E4$ W4 N1 W12 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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2016	2016	02	95	28,500	

LAND DESCRIPTION

TOTAL OB/XF 31,580

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