LOT 77
HICKORY VILLAGE #1 PB 6/369

SMITH KEVIN T
86073 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0077-0000

BUILDING CHARACTERISTICS

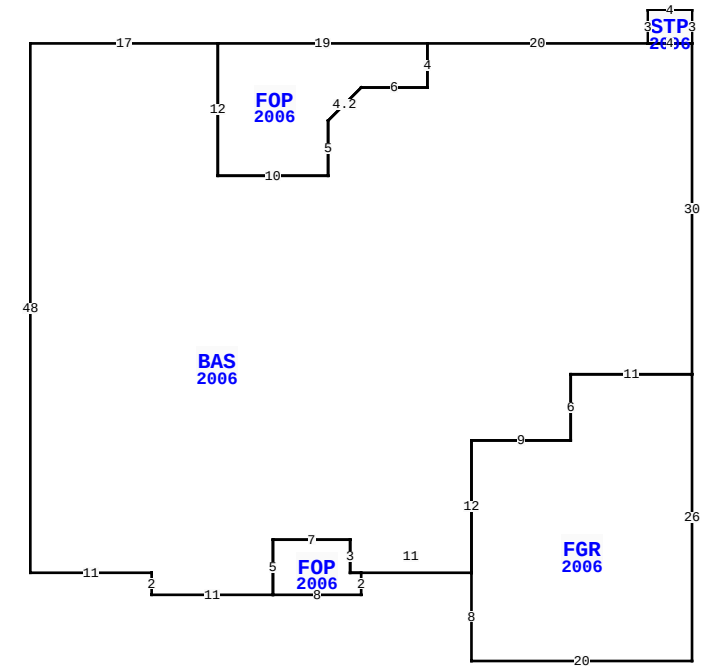
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,415	100	2006	2,415	253,125
FGR	466	55	2006	256	26,833
FOP	37	30	2006	11	1,153
FOP	161	30	2006	48	5,031
STP	12	10	2006	1	104
TOTALS	3,091			2,731	286,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	109.8720	115.37	315,075	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2021 Heated Area: 2415 HX Base Yr 2021



86073 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		286,246
TOTAL MARKET OB/XF VALUE		45,580
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,826
SOH/AGL Deduction		97,059
ASSESSED VALUE		294,767
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,356
TOTAL JUST VALUE		391,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18378	SWIM POOL	14,990	08/01/2006
C16435	CO ISSUED	175,270	10/01/2005
B16435	NEW CONSTR	175,270	10/01/2005
R08479	REPAIR/RRF	3,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0084	7/22/2020	WD	Q	I	02	300,000
GRANTOR: HOUSE JASON D & JENNI						
GRANTEE: SMITH KEVIN T						
2206/1966	6/28/2018	WD	Q	I	01	279,900
GRANTOR: HARGER KEITH A & CARO						
GRANTEE: HOUSE JASON D & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2006] W4 S3 BAS=[YR=2006] W20 FOP=[YR=2006] W19 S12 E10 N5 R3 U3 E6 N4$ S4 W6 D3 L3 S5 W10 N12 W17 S48 E11 S2 E11 FOP=[YR=2006] E8 N2 W1 N3 W7 S5$ N5 E7 S3 E11 FGR=[YR=2006] S8 E20 N26 W11 S6 W9 S12$ N12 E9 N6 E11 N30 W4$ E4 N3$.

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
3	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	27	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,580

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