LOT 78
HICKORY VILLAGE #1 PB 6/369

HAYES TODD MATTHEW
86065 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0078-0000

BUILDING CHARACTERISTICS

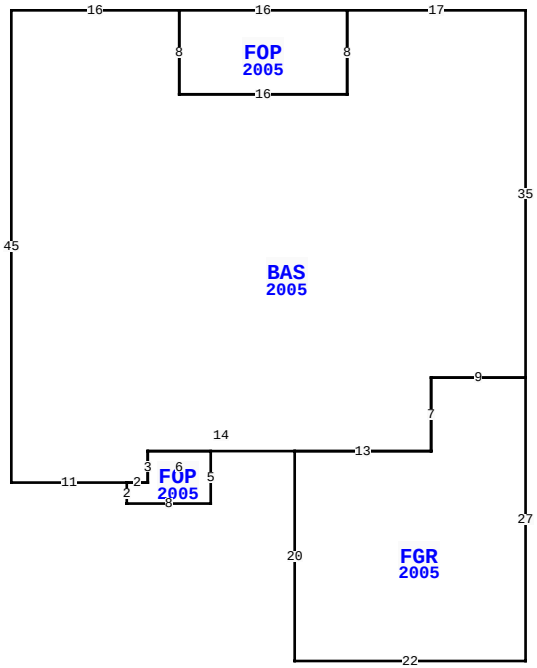
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,906	100	2005	1,906	202,809
FGR	503	55	2005	277	29,474
FOP	34	30	2005	10	1,064
FOP	128	30	2005	38	4,043
TOTALS	2,571			2,231	237,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	112.1610	117.77	262,745	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2023 Heated Area: 1906 HX Base Yr 2023



86065 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		237,390
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		297,390
SOH/AGL Deduction		0
ASSESSED VALUE		297,390
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		240,979
TOTAL JUST VALUE		297,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09438	MECH OTHER	0	03/01/2005
E0514115	ELEC OTHER	2,000	02/01/2005
P0508922	OTHER	0	02/01/2005
R046943	REPAIR/RRF	1,500	12/01/2004
B0414164	NEW CONSTR	170,259	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1965	5/05/2022	WD	Q	I	01	270,000
GRANTOR: DEMARCO ANTHONY P						
GRANTEE: HAYES TODD MATTHEW						
1904/1127	2/27/2014	WD	U	I	30	120,000
GRANTOR: DEMARCO CARMELLA						
GRANTEE: DEMARCO ANTHONY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W16 S45 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2$ E2 N3 E14
FGR=[YR=2005] S20 E22 N27 W9 S7 W13$ E13 N7 E9 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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