LOT 85
HICKORY VILLAGE #1 PB 6/369

CLARKE KENT K
86007 SAND HICKORY TRL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0085-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

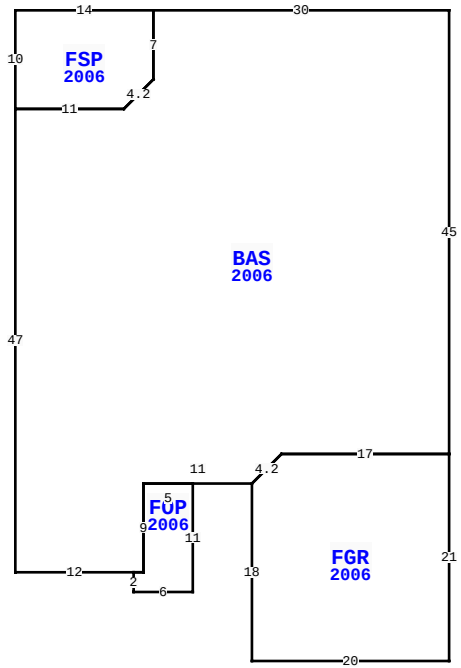
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 2,038 | 100 | 2006 | 2,038 | 214,054 |
| FGR | 416 | 55 | 2006 | 229 | 24,053 |
| FOP | 57 | 30 | 2006 | 17 | 1,785 |
| FSP | 136 | 40 | 2006 | 54 | 5,672 |
| TOTALS | 2,647 | | | 2,338 | 245,564 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,338 | 110.1030 | 115.61 | 270,296 | 2006 | 2006 | 0 | 0 | 0 | 9.15 | 90.85 |

1 SINGLE FAM 100% - 2026 Heated Area: 2038 HX Base Yr




86007 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 | | 245,564 |
| TOTAL MARKET OB/XF VALUE | | 1,760 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 307,324 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 307,324 |
| TOTAL EXEMPTION VALUE | 13 | 307,324 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 307,324 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 317,857 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10496 | MECH OTHER | 0 | 10/01/2005 |
| E15646 | ELEC OTHER | 2,000 | 08/01/2005 |
| P09832 | OTHER | 0 | 08/01/2005 |
| C15600 | CO ISSUED | 149,066 | 07/01/2005 |
| R07898 | REPAIR/RRF | 3,500 | 07/01/2005 |
| B15600 | NEW CONSTR | 149,066 | 07/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2384/0792 | 8/13/2020 | WD | U | I | 11 | 100 |
| GRANTOR: OFFERPAD SPVBORROWER1 | | | | | | |
| GRANTEE: CLARKE KENT K | | | | | | |
| 2343/0017 | 2/28/2020 | WD | Q | I | 01 | 230,100 |
| GRANTOR: TAYLOR BRANDON V | | | | | | |
| GRANTEE: OFFERPAD SPVBORROWE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W30 FSP=[YR=2006] W14 S10 E11 U3 R3 N7$ S7 L3 D3 W11 S47 E12 FOP=[YR=2006] S2 E6 N11 W5 S9 W1$ E1 N9 E11 FGR=[YR=2006] S18 E20 N21 W17 D3 L3 $ R3 U3 E17 N45$.

### 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 88 | 1,760 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,760

| 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