LOT 86
HICKORY VILLAGE #1 PB 6/369

GREATHOUSE KELSEY LYNN & SARAH LEE
86511 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0086-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

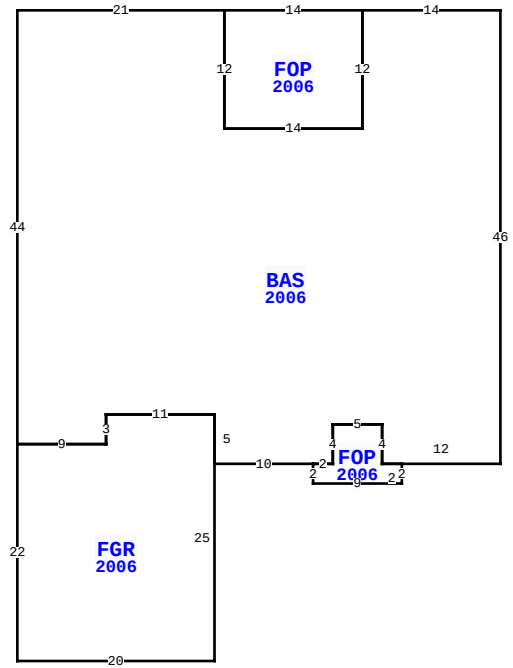
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	2006	1,993	212,418
FGR	473	55	2006	260	27,711
FOP	38	30	2006	11	1,172
FOP	168	30	2006	50	5,330
TOTALS	2,672			2,314	246,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	112.1610	117.77	272,520	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 1993 HX Base Yr



86511 SAND HICKORY TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,631
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	306,631
SOH/AGL Deduction	0
ASSESSED VALUE	306,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,631
TOTAL JUST VALUE	306,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11847	MECH OTHER	0	08/01/2006
C0617895	CO ISSUED	226,418	06/01/2006
B0617895	NEW CONSTR	226,418	06/01/2006
E0617464	ELEC OTHER	2,000	06/01/2006
P0611273	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1078	4/24/2025	WD	Q	I	01	347,600
GRANTOR: WEHRUNG LLOYD B III &						
GRANTEE: GREATHOUSE KELSEY L						
1462/0060	11/29/2006	WD	Q	I		230,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: WEHRUNG LLOYD B III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W14 S12 E14 N12$ S12 W14 N12 W21 S44 FGR=[YR=2006] S22 E20 N25 W11 S3 W9$ E9 N3 E11 S5 E10 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 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

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	0	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 03/06/2025 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS