LOT 88
IN OR 2026/603
HICKORY VILLAGE #1 PB 6/369

LADSON CALVIN
86495 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

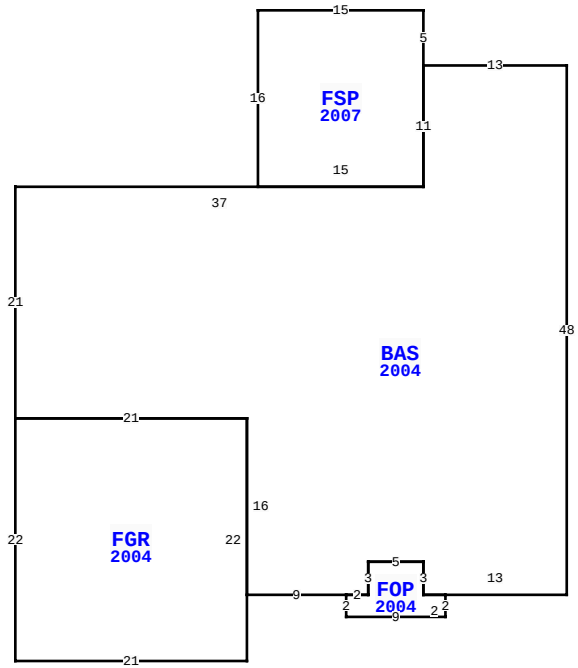
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,642	100	2004	1,642	173,402
FGR	462	55	2004	254	26,824
FOP	33	30	2004	10	1,056
FSP	240	40	2007	96	10,138
TOTALS	2,377			2,002	211,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	112.1610	117.77	235,776	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2017 Heated Area: 1642 HX Base Yr 2017



86495 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		211,420
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		274,430
SOH/AGL Deduction		81,470
ASSESSED VALUE		192,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,549
TOTAL JUST VALUE		274,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001977	REPAIR/RRF	15,000	03/16/2020
B18862	ADDITION	3,000	11/01/2006
R09895	REPAIR/RRF	1,800	11/01/2006
B0412802	NEW CONSTR	156,900	05/01/2004
R046156	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0603	1/25/2016	WD	Q	I	01	171,000
GRANTOR: LADSON JUDY E						
GRANTEE: LADSON CALVIN						
1873/1774	8/13/2013	WD	Q	I	02	171,000
GRANTOR: BUSEICK JOHN						
GRANTEE: LADSON JUDY E						

BUILDING NOTES

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	2004	2004	3	86	3,010	

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2007] N5 W15 S16 E15 N11$ S11 W37 S21 FGR=[YR=2004] S22 E21 N22 W21$ E21 S16 E9 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

LAND DESCRIPTION

TOTAL OB/XF 3,010

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