LOT 94
HICKORY VILLAGE #3 PB 6/372

MINER STEVEN E/DAY KALIE S
86445 SAND HICKORY TRAIL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0094-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

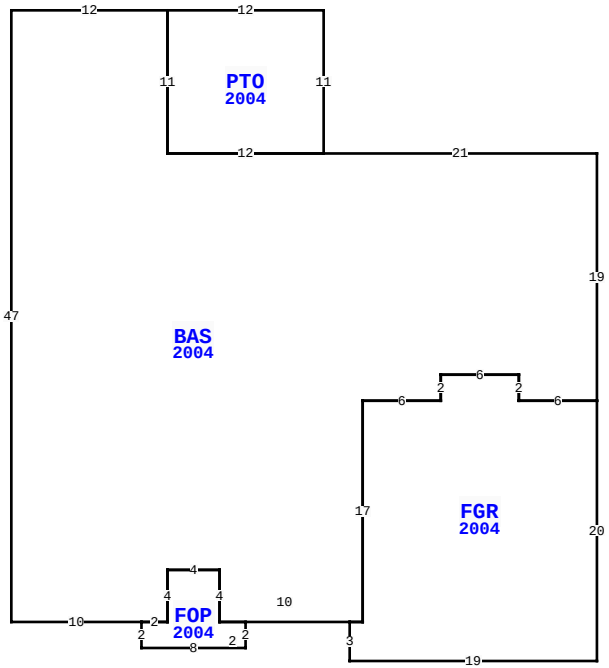
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 1,418 | 100 | 2004 | 1,418 | 162,763 |
| FGR | 375 | 55 | 2004 | 206 | 23,646 |
| FOP | 32 | 30 | 2004 | 10 | 1,148 |
| PTO | 132 | 5 | 2004 | 7 | 803 |
| TOTALS | 1,957 | | | 1,641 | 188,360 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,641 | 121.6656 | 127.75 | 209,638 | 2004 | 2004 | 0 | 0 | 0 | 10.15 | 89.85 |

1 SINGLE FAM 100% - 2021 Heated Area: 1418 HX Base Yr 2021




86445 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 | | 188,360 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 248,360 |
| SOH/AGL Deduction | | 55,537 |
| ASSESSED VALUE | | 192,823 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 141,412 |
| TOTAL JUST VALUE | | 248,360 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,411 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412413 | NEW CONSTR | 134,000 | 02/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2359/0285 | 4/30/2020 | WD | Q | I | 01 | 206,500 |
| GRANTOR: DEIMEL CHRISTOPHER J | | | | | | |
| GRANTEE: MINER STEVEN E & KA | | | | | | |
| 2136/0202 | 7/27/2017 | WD | Q | I | 01 | 183,500 |
| GRANTOR: CHURCH PAULETTE | | | | | | |
| GRANTEE: DEIMEL CHRISTOPHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N11 W12 S11 E12$ W12 N11 W12 S47 E10 FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2004] S3 E19 N20 W6 N2 W6 S2 W6 S17 W1$ E1 N17 E6 N2 E6 S2 E6 N19$ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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