LOT 210
IN OR 2081/1094
HICKORY VILLAGE #3 PB 6/372

WADLEY ROBERT H
86433 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0210-0000

BUILDING CHARACTERISTICS

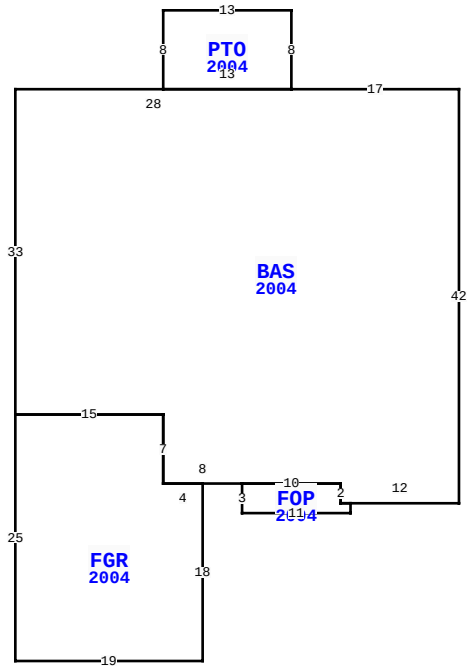
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,719	100	2004	1,719	181,899
FGR	447	55	2004	246	26,030
FOP	31	30	2004	9	952
PTO	104	5	2004	5	529
TOTALS	2,301			1,979	209,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	112.1610	117.77	233,067	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2025 Heated Area: 1719 HX Base Yr



86433 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,411
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		269,411
SOH/AGL Deduction		0
ASSESSED VALUE		269,411
TOTAL EXEMPTION VALUE	13	269,411
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412190	NEW CONSTR	138,000	01/01/2004
R045763	REPAIR/RRF	1,500	01/01/2004
P047533	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/1094	10/31/2016	WD	Q	I	01	187,500
GRANTOR: RAY DAVID H						
GRANTEE: WADLEY ROBERT H						
1232/1659	5/24/2004	WD	Q	I		152,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: RAY DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N8 W13 S8 E13$ W28 S33 FGR=[YR=2004] S25 E19 N18 W4 N7 W15$ E15 S7 E8 FOP=[YR=2004] S3 E11 N1 W1 N2 W10$ E10 S2 E12 N42$.

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