LOT 214
IN OR 1841/1154
HICKORY VILLAGE #3 PB 6/372

SNYDER ANSLEY
86395 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0214-0000

BUILDING CHARACTERISTICS

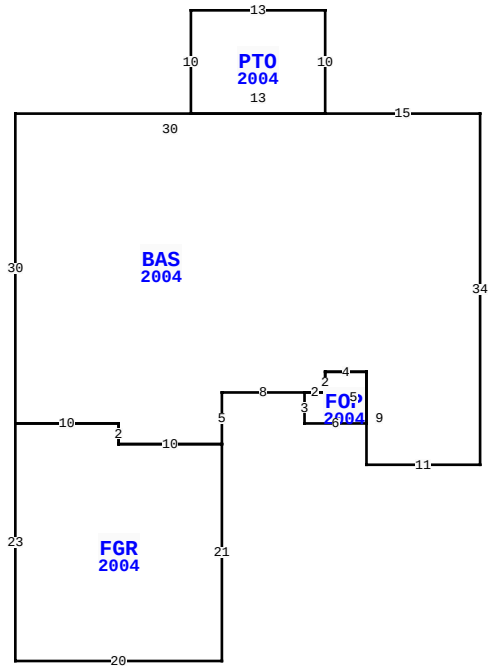
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,364	100	2004	1,364	154,359
FGR	440	55	2004	242	27,386
FOP	26	30	2004	8	906
PTO	130	5	2004	6	679
TOTALS	1,960			1,620	183,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	119.9520	125.95	204,039	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr



86395 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	183,329
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	243,329
SOH/AGL Deduction	0
ASSESSED VALUE	243,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,329
TOTAL JUST VALUE	243,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412801	NEW CONSTR	130,900	05/01/2004
R046155	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/1154	2/08/2013	WD	Q	I	02	125,000
GRANTOR: FARMER LAWRENCE R JR						
GRANTEE: SNYDER ANSLEY						
1275/0318	11/18/2004	WD	Q	I		138,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: FARMER LAWRENCE R J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N10 W13 S10 E13$ W30 S30
FGR=[YR=2004] S23 E20 N21 W10 N2 W10$ E10 S2 E10 N5 E8
FOP=[YR=2004] S3 E6 N5 W4 S2 W2$ E2 N2 E4 S9 E11 N34$.

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS