LOT 216
HICKORY VILLAGE #3 PB 6/372

LEMAY MATTHEW RYAN & CALIA NATANYA
86381 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0216-0000

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	13	LVT/LAMNT 100
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

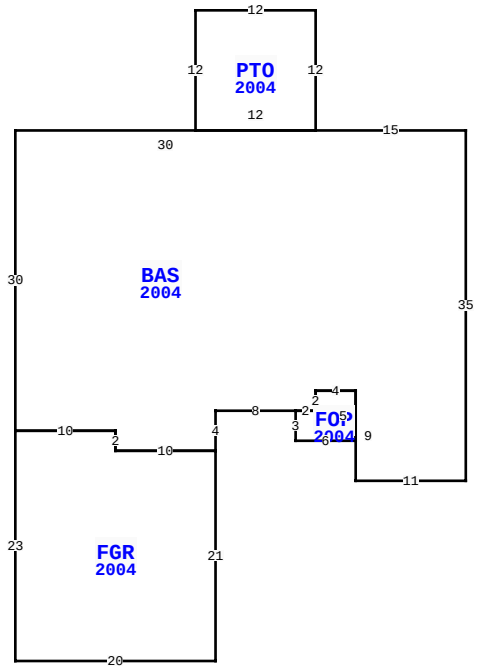
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,389	100	2004	1,389	159,996
FGR	440	55	2004	242	27,875
FOP	26	30	2004	8	922
PTO	144	5	2004	7	806
TOTALS	1,999			1,646	189,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	122.0940	128.20	211,017	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 0 Heated Area: 1389 HX Base Yr



86381 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	189,599
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	249,599
SOH/AGL Deduction	0
ASSESSED VALUE	249,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,599
TOTAL JUST VALUE	249,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412192	NEW CONSTR	136,000	01/01/2004
R045764	REPAIR/RRF	1,500	01/01/2004
P047532	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0179	10/06/2020	WD	Q	I	01	222,500
GRANTOR: PARRISH MARY K & CHRI						
GRANTEE: LEMAY MATTHEW RYAN						
2301/0693	8/23/2019	WD	Q	I	01	205,000
GRANTOR: BRYAN WILLIAM E & CHR						
GRANTEE: PARRISH MARY K & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N12 W12 S12 E12$ W30 S30
FGR=[YR=2004] S23 E20 N21 W10 N2 W10$ E10 S2 E10 N4 E8
FOP=[YR=2004] S3 E6 N5 W4 S2 W2$ E2 N2 E4 S9 E11 N35$.

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 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