LOT 219
HICKORY VILLAGE #4 PB 7/122

LOWSTETTER WILLIAM
86361 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0219-0000

BUILDING CHARACTERISTICS

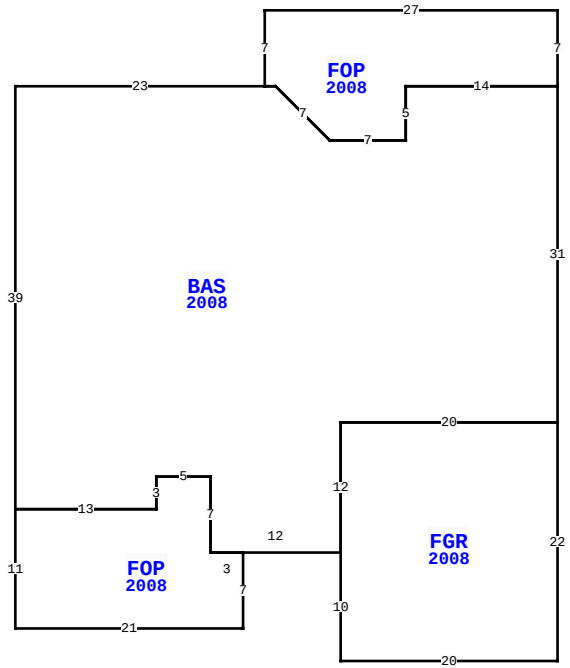
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,776	100	2008	1,776	199,305
FGR	440	55	2008	242	27,157
FOP	234	30	2008	70	7,856
FOP	237	30	2008	71	7,968
TOTALS	2,687			2,159	242,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	116.1741	121.98	263,355	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1776 HX Base Yr



86361 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	242,287
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	302,287
SOH/AGL Deduction	0
ASSESSED VALUE	302,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,287
TOTAL JUST VALUE	302,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14023	MECH OTHER	0	07/01/2008
E20868	ELEC OTHER	2,000	06/01/2008
C21370	CO ISSUED	0	04/01/2008
P13180	OTHER	0	04/01/2008
R11233	REPAIR/RRF	8,000	04/01/2008
B21370	NEW CONSTR	174,768	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1168	3/21/2020	WD	Q	I	01	219,000
GRANTOR: FRITTS JOSEPH R & ELI						
GRANTEE: LOWSTETTER WILLIAM						
1598/0156	12/22/2008	WD	Q	I		185,000
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: FRITTS JOSEPH R & E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W27 S7 BAS=[YR=2008] W23 S39 FOP=[YR=2008] S11 E21 N7 W3 N7 W5 S3 W13$ E13 N3 E5 S7 E12 FGR=[YR=2008] S10 E20 N22 W20 S12$ N12 E20 N31 W14 S5 W7 U5 L5 W1$ E1 R5 D5 E7 N5 E14 N7$.

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	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