LOT 222
IN OR 2165/200
HICKORY VILLAGE #4 PB 7/122

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

42-2N-27-435H-0222-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

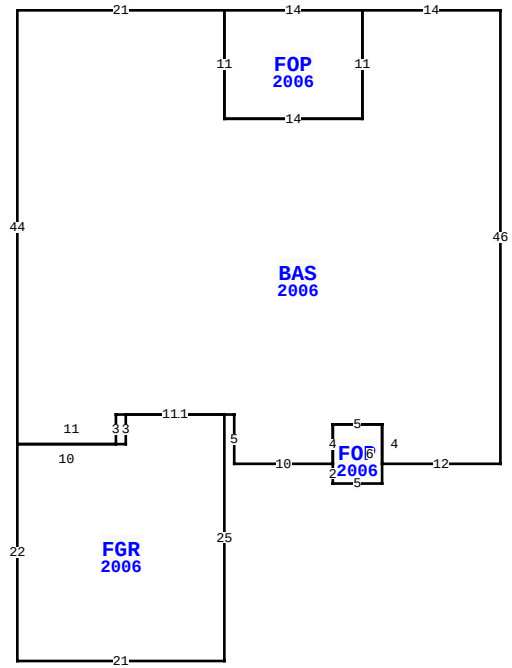
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2006	2,003	209,568
FGR	495	55	2006	272	28,459
FOP	30	30	2006	9	941
FOP	154	30	2006	46	4,813
TOTALS	2,682			2,330	243,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	110.1030	115.61	269,371	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 2003 HX Base Yr



86339 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	243,781
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	303,781
SOH/AGL Deduction	0
ASSESSED VALUE	303,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,781
TOTAL JUST VALUE	303,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11506	MECH OTHER	0	05/01/2006
C17492	CO ISSUED	150,447	04/01/2006
B17492	NEW CONSTR	150,447	04/01/2006
E17131	ELEC OTHER	2,000	04/01/2006
P10984	OTHER	0	04/01/2006
R09124	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0200	12/18/2017	WD	Q	I	01	206,100
GRANTOR: SHAW PHILLIP A & BRIT						
GRANTEE: AH4R PROPERTIES LLC						
1829/0684	12/06/2012	WD	Q	I	02	153,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SHAW PHILIP A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 $ E11 N3 E11 S5 E10 FOP=[YR=2006] S2 E5 N6 W5 S4$ N4 E5 S4 E12 N46$.

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