LOT 224
IN OR 1827/1379
HICKORY VILLAGE #4 PB 7/122

SUMMERS CHRISTY
86323 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0224-0000

BUILDING CHARACTERISTICS

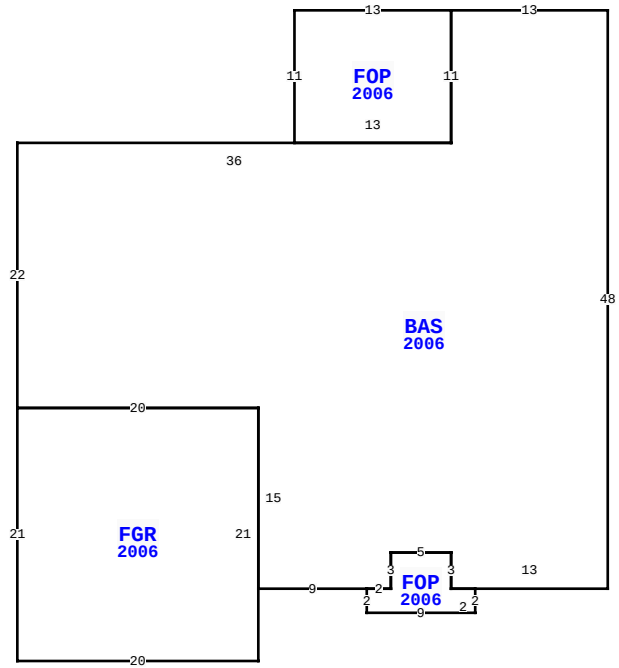
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	17	PRECAST CN 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,641	100	2006	1,641	203,133
FGR	420	55	2006	231	28,594
FOP	33	30	2006	10	1,238
FOP	143	30	2006	43	5,323
TOTALS	2,237			1,925	238,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	130.2714	136.78	263,302	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2007 Heated Area: 1641 HX Base Yr 2007



86323 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		238,288
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		301,368
SOH/AGL Deduction		131,942
ASSESSED VALUE		169,426
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		113,015
TOTAL JUST VALUE		301,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11505	MECH OTHER	0	05/01/2006
C17518	CO ISSUED	122,493	04/01/2006
B17518	NEW CONSTR	122,493	04/01/2006
E17191	ELEC OTHER	2,000	04/01/2006
P10987	OTHER	0	04/01/2006
R09149	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0761	1/28/2022	FJ	U	I	11	100
GRANTOR: SUMMERS ANDREW S EST						
GRANTEE: SUMMERS CHRISTY						
1827/1379	11/07/2012	QC	U	I	11	100
GRANTOR: SUMMERS ANDREW S & PA						
GRANTEE: SUMMERS ANDREW S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] W13 S11 E13 N11$ S11 W36 S22
FGR=[YR=2006] S21 E20 N21 W20$ E20 S15 E9 FOP=[YR=2006] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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