LOT 228
HICKORY VILLAGE #4 PB 7/122

LAND TRUST/FRESH LEGAL PERSPECTIVE PL TRUSTEE
6930 W LINEBAUGH AVE
TAMPA, FL 33625

2026

42-2N-27-435H-0228-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

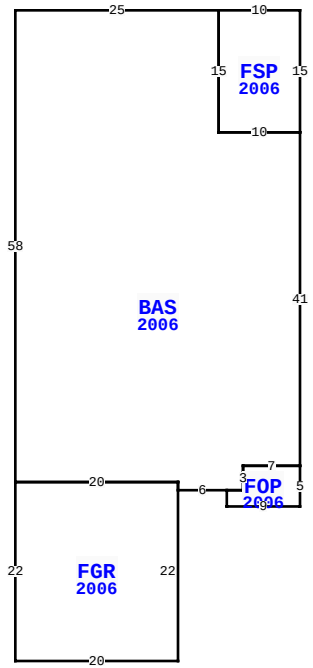
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2006	1,874	205,230
FGR	440	55	2006	242	26,502
FOP	39	30	2006	12	1,314
FSP	150	40	2006	60	6,571
TOTALS	2,503			2,188	239,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	115.2480	121.01	264,770	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 1874 HX Base Yr



86293 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	01/26/2007	JM	LAND DATE	03/27/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,617
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	299,617
SOH/AGL Deduction	0
ASSESSED VALUE	299,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,617
TOTAL JUST VALUE	299,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11775	MECH OTHER	0	07/01/2006
C17860	CO ISSUED	260,000	06/01/2006
E0617461	ELEC OTHER	2,000	06/01/2006
P0611204	OTHER	0	06/01/2006
B17860	NEW CONSTR	260,000	06/01/2006
R09355	REPAIR/RRF	3,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/1864	3/17/2025	CT	U	I	18	14,000
GRANTOR: CLERK OF COURT						
GRANTEE: LAND TRUST						
2217/0977	7/30/2018	WD	Q	I	01	222,500
GRANTOR: BLANCH AARON S						
GRANTEE: THOMAS EDWARD J & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] N15W10 S15 E10 $ BAS=[YR=2006] W10 N15 W25 S58 FGR=[YR=2006] S22 E20 N22 W20$ E20 S1 E6 FOP=[YR=2006] S2 E9 N5 W7 S3 W2$ E2 N3 E7 N41$.

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