LOT 230
HICKORY VILLAGE #4 PB 7/122

SWARTZ DONALD H & LAURA A
86273 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0230-0000

BUILDING CHARACTERISTICS

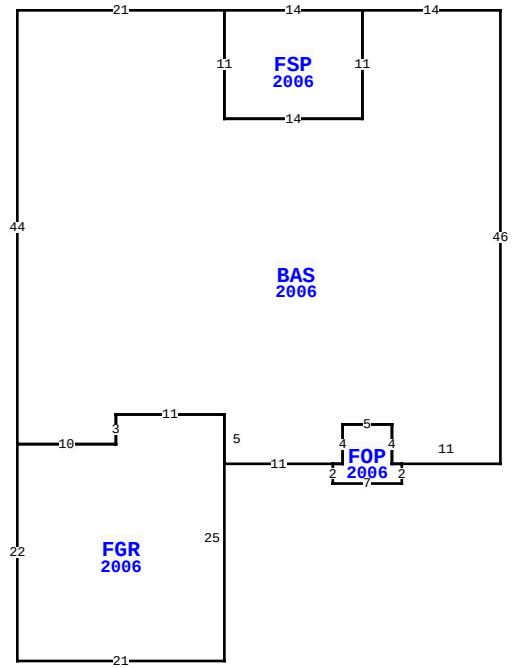
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,005	100	2006	2,005	209,777
FGR	495	55	2006	272	28,459
FOP	34	30	2006	10	1,046
FSP	154	40	2006	62	6,487
TOTALS	2,688			2,349	245,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	110.1030	115.61	271,568	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 2005 HX Base Yr 2021



86273 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		245,769
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		305,769
SOH/AGL Deduction		66,803
ASSESSED VALUE		238,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,555
TOTAL JUST VALUE		305,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000823	REPAIR/RRF	11,978	01/24/2018
M0611619	H/AC	0	06/01/2006
C17491	CO ISSUED	150,480	04/01/2006
B17491	NEW CONSTR	150,480	04/01/2006
E17130	ELEC OTHER	2,000	04/01/2006
P10990	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1097	6/07/2019	WD	Q	I	01	237,500
GRANTOR: MILLER MICHELE A & DA						
GRANTEE: SWARTZ DONALD H & L						
1689/0823	7/19/2010	WD	Q	I	01	185,000
GRANTOR: HUGHES NANCY C						
GRANTEE: MILLER MICHELE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FSP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 $ E10 N3 E11 S5 E11 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E11 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	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