LOT 231
HICKORY VILLAGE #4 PB 7/122

IVEY SHIRLEY L/E/
86263 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0231-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

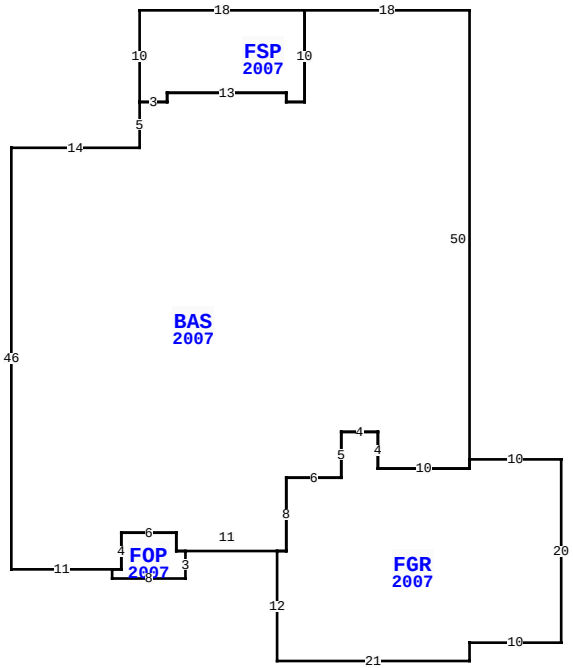
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,395	100	2007	2,395	258,186
FGR	642	55	2007	353	38,055
FOP	34	30	2007	10	1,078
FSP	167	40	2007	67	7,223
TOTALS	3,238			2,825	304,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,825	112.3920	118.01	333,378	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2019 Heated Area: 2395 HX Base Yr 2019



86263 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	07/31/2007 JM	LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,541
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		367,656
SOH/AGL Deduction		157,337
ASSESSED VALUE		210,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,908
TOTAL JUST VALUE		367,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18716	ELEC OTHER	2,000	01/01/2007
M12411	OTHER	0	01/01/2007
P11687	OTHER	0	11/01/2006
C18741	CO ISSUED	0	10/01/2006
B18741	NEW CONSTR	212,982	10/01/2006
R09837	REPAIR/RRF	3,900	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1529	9/16/2020	QC	U	I	11	100
GRANTOR: IVEY SHIRLEY						
GRANTEE: IVEY CHRISTOPHER L						
2203/1565	5/31/2018	WD	Q	I	02	260,000
GRANTOR: GUINN PATRICIA M						
GRANTEE: IVEY SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FSP=[YR=2007] W18 S10 E3 N1 E13 S1 E2 N10$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E11 FOP=[YR=2007] S1 E8 N3 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E11 FGR=[YR=2007] S12 E21 N2 E10 N20 W10 S1 W10 N4 W4 S5 W6 S8 W1$ E1 N8 E6 N5 E4 S4 E10 N50$.

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	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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