LOT 237
HICKORY VILLAGE #2 PB 7/120

CHANDLER MARGENE M
86217 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0237-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

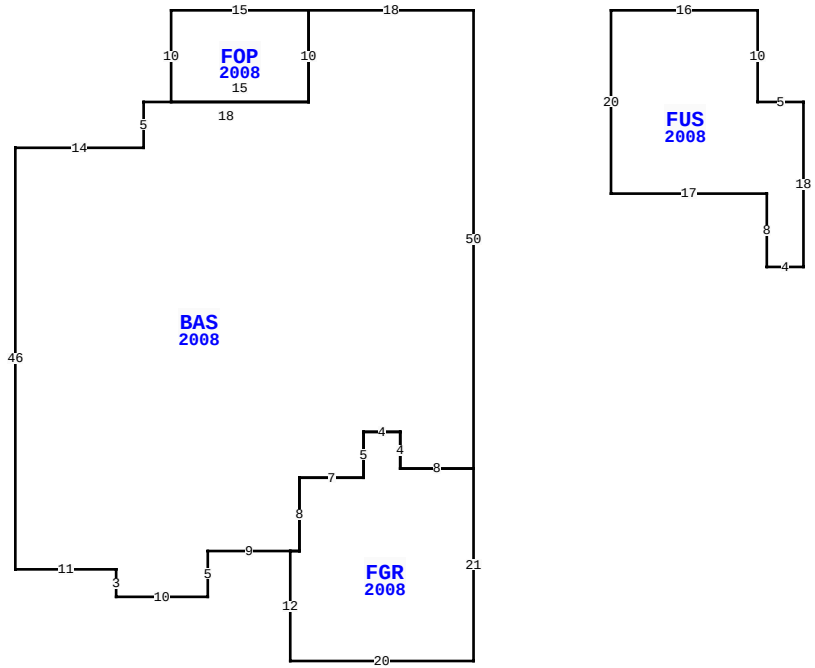
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2008	2,452	243,053
FGR	420	55	2008	231	22,898
FOP	150	30	2008	45	4,460
FUS	402	100	2008	402	39,848
TOTALS	3,424			3,130	310,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,130	102.7824	107.92	337,790	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2022 Heated Area: 2854 HX Base Yr 2022



86217 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		310,260
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,060
SOH/AGL Deduction		64,810
ASSESSED VALUE		307,250
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		200,839
TOTAL JUST VALUE		372,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20867	ELEC OTHER	2,000	06/01/2008
M13882	MECH OTHER	0	06/01/2008
C21167	CO ISSUED	0	03/01/2008
R11077	REPAIR/RRF	9,000	03/01/2008
B21167	NEW CONSTR	224,664	03/01/2008
P13099	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1095	3/12/2021	WD	Q	I	01	317,000
GRANTOR: JOHNSON JULIA M CRUM						
GRANTEE: CHANDLER CARTER & M						
2114/1807	4/17/2017	WD	Q	I	01	262,500
GRANTOR: SHERMAN MATTHEW B & J						
GRANTEE: CRUM JULIA MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10$ S10 W18 S5 W14 S46 E11 S3 E10 N5 E9 FGR=[YR=2008] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1$ E1 N8 E7 N5 E4 S4 E8 N50$ PTR= E15 FUS=[YR=2008] E16 S10 E5 S18 W4 N8 W17 N20$ W15$.

EXTRA FEATURES

L N	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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS