LOT 241
IN OR 2182/42
HICKORY VILLAGE #2 PB 7/120

MARCHAND MARCEL A L/E/
86181 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0241-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

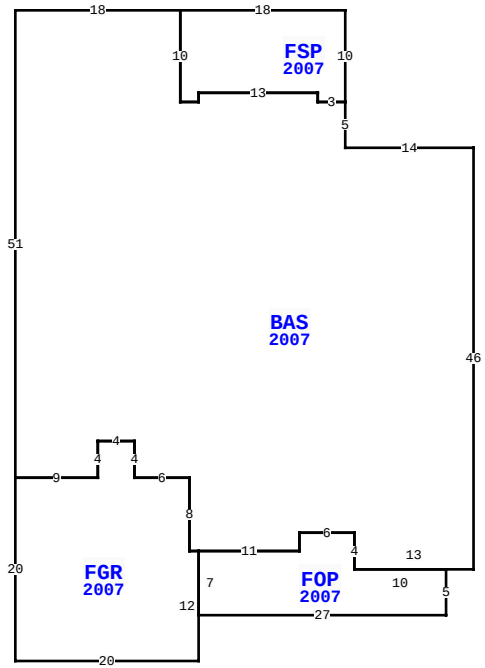
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,419	100	2007	2,419	263,115
FGR	408	55	2007	224	24,365
FOP	181	30	2007	54	5,874
FSP	167	40	2007	67	7,288
TOTALS	3,175			2,764	300,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	113.4000	119.07	329,109	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2016 Heated Area: 2419 HX Base Yr 2016



86181 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/26/2007	JM	LAND DATE	03/27/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,641
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		363,756
SOH/AGL Deduction		116,245
ASSESSED VALUE		247,511
TOTAL EXEMPTION VALUE	WR VX HX HB	61,411
BASE TAXABLE VALUE		186,100
TOTAL JUST VALUE		363,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009333	REPAIR/RRF	0	10/06/2020
M12368	MECH OTHER	0	01/01/2007
P11688	OTHER	0	11/01/2006
C18740	CO ISSUED	0	10/01/2006
B18740	NEW CONSTR	209,814	10/01/2006
R09836	REPAIR/RRF	3,900	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0042	3/02/2018	QC	U	I	11	100
GRANTOR: MARCHAND MARCEL A						
GRANTEE: MARCHAND MARCEL A L						
2012/0306	10/30/2015	WD	Q	I	01	215,500
GRANTOR: MORGAN HOWARD E						
GRANTEE: MARCHAND MARCEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FSP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N12 W1N8W6 N4 W4 S4 W9$ E9 N4 E4 S4 E6 S8 E1 FOP=[YR=2007] S7 E27 N5 W10 N4 W6 S2 W11$ E11 N2 E6 S4 E13 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
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