

PRADO TANIA J
86171 SAND HICKORY TRL
YULEE, FL 32097

42-2N-27-435H-0242-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

30 VINYL 70

Exterior Wall

16 WD FR STUC 30

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

13 LVT/LAMNT 100

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

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

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4047.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,513

100

2006

1,513

176,061

FGR

424

55

2006

233

27,113

FOP

105

30

2006

32

3,724

FSP

204

40

2006

82

9,542

TOTALS

2,246

1,860

216,439

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTPDNORM% COND

0100011,860113.0871118.74

220,85620062006000989.3398.00

1 SINGLE FAM

100% - 2026

Heated Area: 1513

HX Base Yr 2026

12

23

17

17

12

26

49

5

5

12

7

4

8

12

22

20

16

15

4

2

12

FSP

2006

BAS

2006

FOP

2006

FGR

2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value216,439

TOTAL MARKET OB/XF VALUETotal Market Value - Market60,000

TOTAL LAND VALUE - MARKETTotal Market Value276,439

SOH/AGL DeductionAssessed Value163,652

ASSESSSED VALUETotal Exemption Value112,787

TOTAL EXEMPTION VALUETaxable ValueHX HB51,411

BASE TAXABLE VALUETotal Just Value61,376

TOTAL JUST VALUENON VALUE276,439

INCOME VALUEIncome Value0

PREVIOUS YEAR MKT VALUPrevious Year Mkt Value266,003

SALES DATA

OFF RECORD NumberDATETypeInstQUVIRSN CD SALE PRICE

2792/16116/04/2025WDQI01389,000

GRANTOR:SHEPHERD PHYLLIS K

GRANTEE:PRADO TANIA J

2432/08092/03/2021WDQI02209,000

GRANTOR:GOZZI MADELINE

GRANTEE:SHEPHERD PHYLLIS K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W12 S17 E12 N17\$ S17 W12 S26
FOP=[YR=2006] S12 E15 FGR=[YR=2006] S16 E20 N22 W12 S2 W8
S4\$ N4 W7 U3 L3 N5 W5\$ E5 S5 R3 D3 E15 N2 E12 N49\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100CRES1000003RSF-20.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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