LOT 246
HICKORY VILLAGE #2 PB 7/120

BARGAS JOSPHINO
86139 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0246-0000

BUILDING CHARACTERISTICS

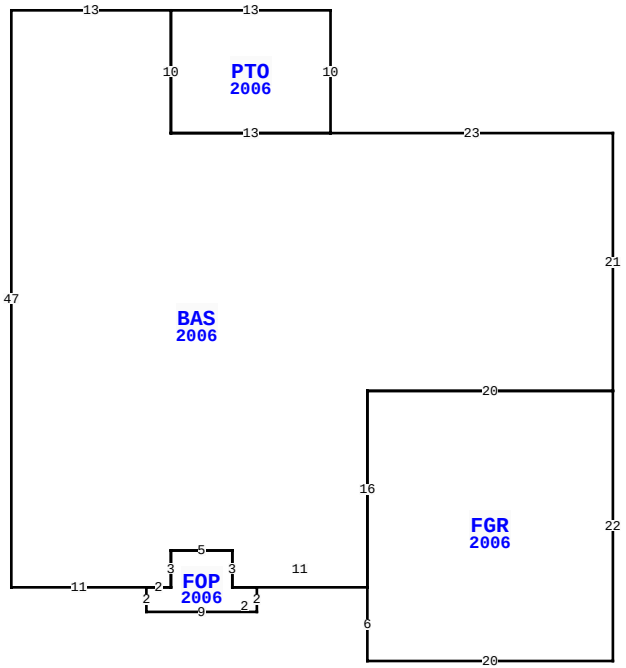
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,608	100	2006	1,608	174,534
FGR	440	55	2006	242	26,267
FOP	33	30	2006	10	1,085
PTO	130	5	2006	6	651
TOTALS	2,211			1,866	202,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	114.0132	119.71	223,379	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2024 Heated Area: 1608 HX Base Yr



86139 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	202,538
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	265,618
SOH/AGL Deduction	0
ASSESSED VALUE	265,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,618
TOTAL JUST VALUE	265,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515976	CO ISSUED	0	04/01/2005
B0515976	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1737	10/09/2023	QC	U	I	11	100
GRANTOR: SCHAFFNER MARY ELLEN						
GRANTEE: BARGAS JOSPHINO						
2486/1978	8/10/2021	FJ	U	I	11	0
GRANTOR: HATFIELD GEORGE EST						
GRANTEE: SCHAFFNER MARGIE ES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N10 W13 S10 E13$ W13 N10 W13 S47 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W20 S16$ N16 E20 N21$.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0	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