

CULLIN JEFFREY P
86125 SAND HICKORY TRAIL
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall10

ABOVE AVG 70

Exterior Wall16

WD FR STUC 30

Roof Structur03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floo14

CARPET 80

Interior Floo08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms4

100

Bathrooms2

100

Frame Stories Units02

WOOD FRAME 100
1. 1. 100
0 100

Occupancy00

NONE 100

Quality04

Quality Level 04

DOR CODE0100

SINGLE 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

2,044

100

2005

2,044

213,503

FGR

498

55

2005

274

28,620

FOP

36

30

2005

11

1,149

FOP

112

30

2005

34

3,552

TOTALS

2,690

2,363

246,824

EXTRA FEATURES

86125 SAND HICKORY TRL, YULEE

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

LAND DESCRIPTION

TOTAL OB/XF0

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

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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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEW

AYBAYBECONFNCT

NORM% CONDPAGE 1 of 14

010001

2,363110.1030

115.61273,186

20052005

00

09.6590.35

1 SINGLE FAM

100% - 2022

Heated Area: 2044

HX Base Yr 2022

14

14

21

8

8

14

46

44

10

2

2

5

4

11

5

12

3

9

20

22

21

2

8

2

FOP

2005

BAS

2005

FGR

2005

BLD DATE

03/14/2023

NW

LGL DATE

03/27/2026

MLU

XF DATE

INC DATE

LAND DATE

AG DATE

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2494/1622

8/27/2021

WD Q

I

01

310,000

GRANTOR: JONES TOMMY SR & ELIZ

GRANTEE:CULLIN JEFFREY P &

2315/0997

10/30/2019

WD Q

I

01

227,900

GRANTOR: BUCHANAN RENEE E & SH

GRANTEE: JONES THOMMY SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W14 S8 E14 N8\$ S8 W14 N8 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W5 S4 W2\$ E2 N4 E5 S4 E11 FGR=[YR=2005] S20 E21 N22 W9 N3 W12 S5\$ N5 E12 S3 E9 N44\$.