LOT 249
HICKORY VILLAGE #1 PB 6/369

CARTER PAUL W
86117 SAND HICKORY TRAIL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0249-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

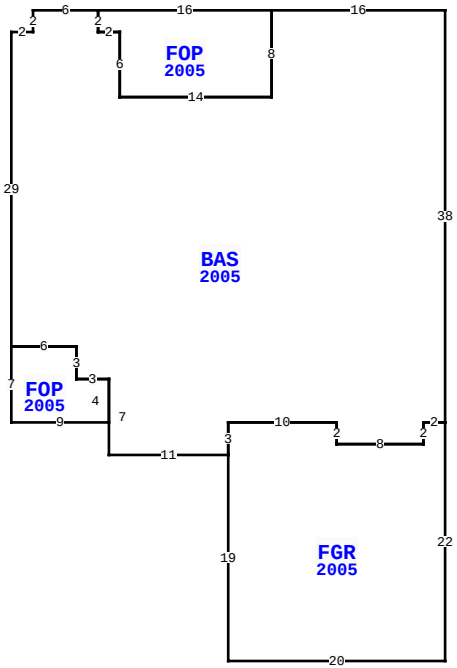
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4047.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,395 | 100 | 2005 | 1,395 | 157,018 |
| FGR | 424 | 55 | 2005 | 233 | 26,226 |
| FOP | 54 | 30 | 2005 | 16 | 1,801 |
| FOP | 116 | 30 | 2005 | 35 | 3,939 |
| TOTALS | 1,989 | | | 1,679 | 188,985 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,679 | 118.6500 | 124.58 | 209,170 | 2005 | 2005 | 0 | 0 | 0 | 9.65 | 90.35 |

1 SINGLE FAM 100% - 2021 Heated Area: 1395 HX Base Yr 2021




86117 SAND HICKORY TRL, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE | |
| XF DATE | 08/08/2007 | JM | LAND DATE | 03/27/2026 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 188,985 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 248,985 |
| SOH/AGL Deduction | | 51,582 |
| ASSESSED VALUE | | 197,403 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,992 |
| TOTAL JUST VALUE | | 248,985 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B15132 | NEW CONSTR | 108,856 | 02/06/2006 |
| E0515052 | ELEC OTHER | 2,000 | 05/01/2005 |
| M0509696 | H/AC | 0 | 05/01/2005 |
| R07571 | REPAIR/RRF | 3,500 | 04/01/2005 |
| P09190 | OTHER | 0 | 03/01/2005 |
| B14751 | FOUNDATION | 3,500 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2385/0869 | 8/12/2020 | WD | Q | I | 02 | 198,000 |
| GRANTOR: ZERKEL RYAN & CAITLIN | | | | | | |
| GRANTEE: CARTER PAUL W | | | | | | |
| 1867/1169 | 6/28/2013 | WD | Q | I | 02 | 155,000 |
| GRANTOR: ANDERSON KARI E & ROB | | | | | | |
| GRANTEE: ZERKEL RYAN & CAITL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8$ S8 W14 N6 W2 N2 W6 S2 W2 S29 FOP=[YR=2005] S7 E9 N4 W3 N3 W6$ E6 S3 E3 S7 E11 FGR=[YR=2005] S19 E20 N22 W2 S2 W8 N2 W10 S3$ N3 E10 S2 E8 N2 E2 N38$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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