LOT 250
IN OR 1331/1373
HICKORY VILLAGE #1 PB 6/369

HOYT BETH A
86109 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0250-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

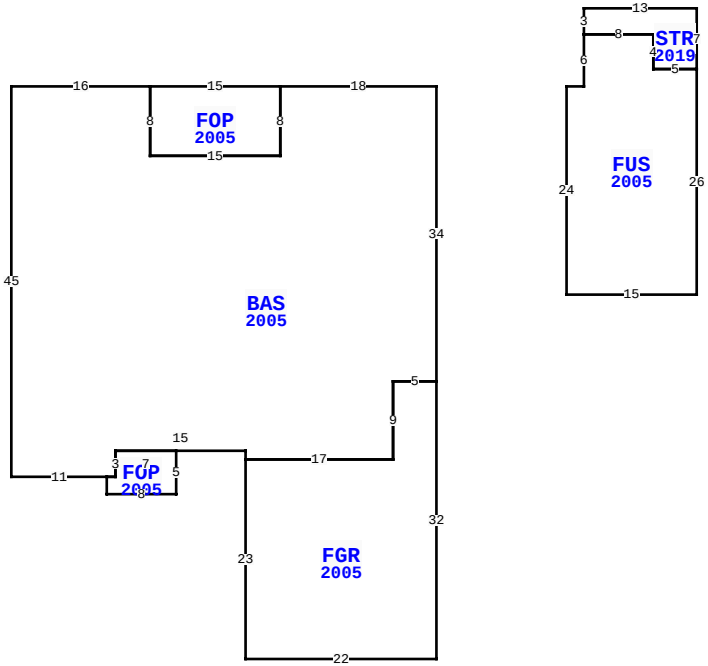
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,951	100	2005	1,951	207,085
FGR	551	55	2005	303	32,161
FOP	37	30	2005	11	1,167
FOP	120	30	2005	36	3,821
FUS	418	100	2005	418	44,368
STR	59	10	2019	6	637
TOTALS	3,136			2,725	289,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	111.8880	117.48	320,133	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 2369 HX Base Yr 2006



86109 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,240
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		349,240
SOH/AGL Deduction		155,116
ASSESSED VALUE		194,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,713
TOTAL JUST VALUE		349,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09315	MECH OTHER	0	02/01/2005
E0514131	ELEC OTHER	2,000	02/01/2005
P0508923	OTHER	0	02/01/2005
B0414105	NEW CONSTR	195,225	11/01/2004
R046902	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1373	7/08/2005	WD	Q	I		195,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HOYT BETH A						
1274/1081	11/17/2004	WD	U	V	19	950,400
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JAX) PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W15 S8 E15 N8$ S8 W15 N8 W16 S45 E11 FOP=[YR=2005] S2 E8 N5 W7 S3 W1$ E1 N3 E15 S1 FGR=[YR=2005] S23 E22 N32 W5 S9 W17$ E17 N9 E5 N34$ PTR= E15 FUS=[YR=2005] E2 N6 STR=[YR=2019] N3 E13 S7 W5 N4 W8$ E8 S4 E5 S26 W15 N24$ W15$.

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