LOT 251
HICKORY VILLAGE #1 PB 6/369

WAGNER ALBERT JAMES & DANIELLE
86101 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0251-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

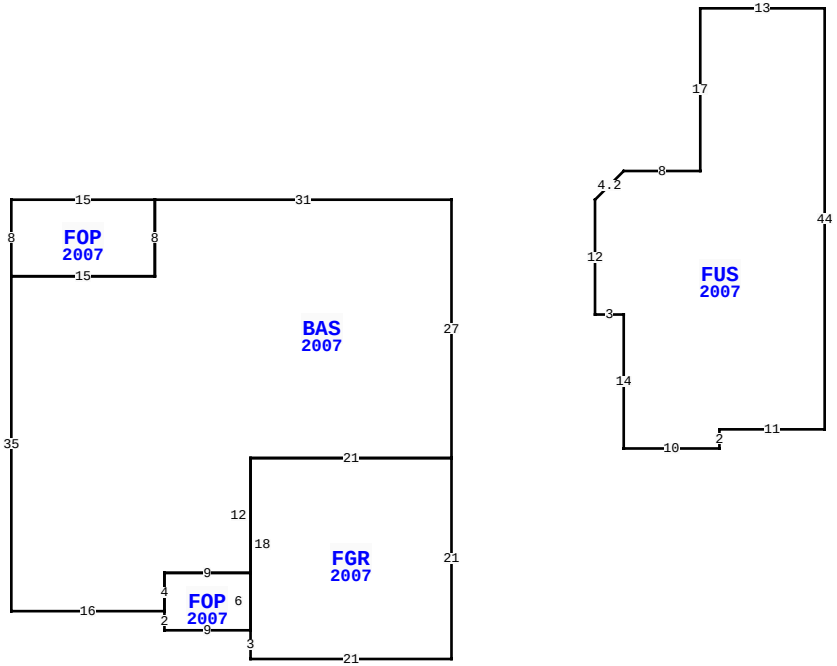
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,486	100	2007	1,486	165,800
FGR	441	55	2007	243	27,113
FOP	54	30	2007	16	1,785
FOP	120	30	2007	36	4,017
FUS	849	100	2007	849	94,727
TOTALS	2,950			2,630	293,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	116.3232	122.14	321,228	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2026 Heated Area: 2335 HX Base Yr



86101 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,442
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		355,222
SOH/AGL Deduction		0
ASSESSED VALUE		355,222
TOTAL EXEMPTION VALUE	13	355,222
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		355,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18997	ELEC OTHER	2,000	04/01/2007
M12822	MECH OTHER	0	04/01/2007
C19441	CO ISSUED	0	02/01/2007
R10081	REPAIR/RRF	3,900	02/01/2007
B19441	NEW CONSTR	196,086	02/01/2007
P12150	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/303	6/02/2025	WD	Q	I	01	447,000
GRANTOR: HACHTEL LESLIE C & RO						
GRANTEE: WAGNER ALBERT JAMES						
2651/1060	6/29/2023	WD	Q	I	02	410,000
GRANTOR: VALENT JOHN E & SUSAN						
GRANTEE: HACHTEL LESLIE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 FOP=[YR=2007] W15 S8 E15 N8$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18$ N6 W9 S4$ N4 E9 N12 E21 N27$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12$ 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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