



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

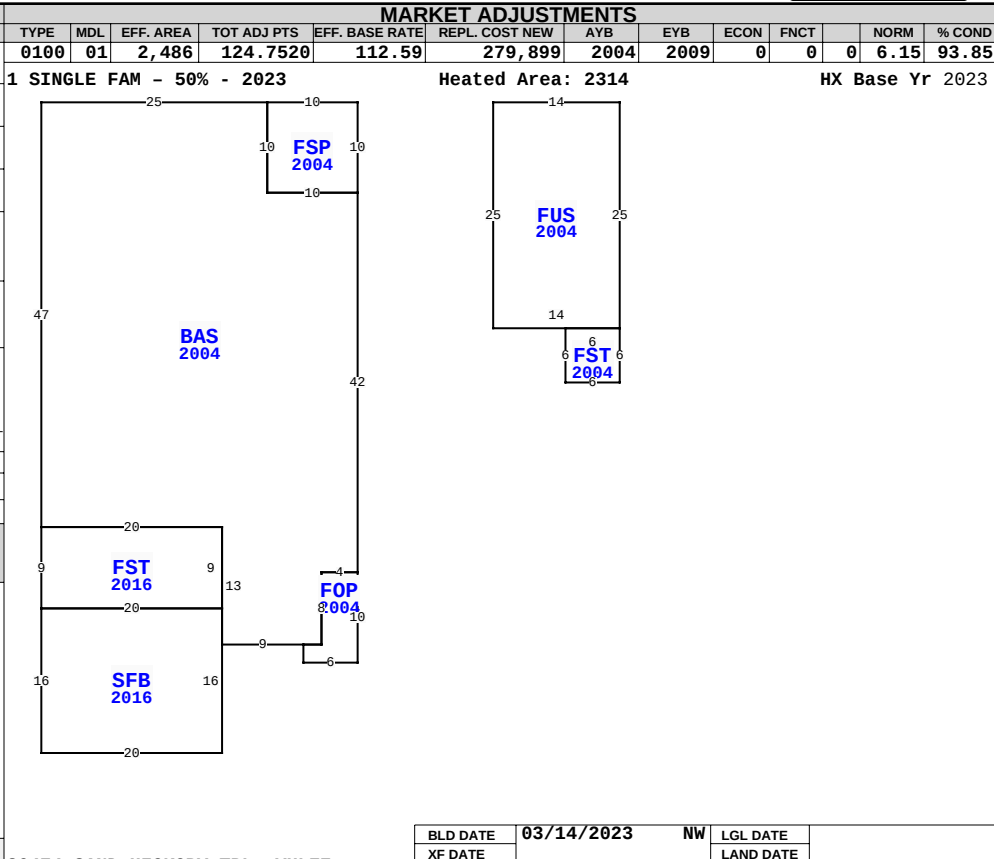
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	180,477
FOP	44	30	13	1,374
FSP	100	40	40	4,227
FST	36	55	20	2,114
FST	180	55	99	10,461
FUS	350	100	350	36,983
SFB	320	80	256	27,050

TOTALS	2,738		2,486	262,685
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	50	0	0	779.00	SF	5.20
2	0476	VF 6 SBPL	0	50	0	0	100.00	LF	32.00
3	0851	PATIO STON	0	50	20	3	60.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	50	0003	RS-2	0.00	0.00	1.00



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

86474 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					262,685				
TOTAL MARKET OB/XF VALUE					5,635				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					323,320				
SOH/AGL Deduction					0				
ASSESSED VALUE					323,320				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					273,320				
TOTAL JUST VALUE					323,320				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					263,939				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006097	REPAIR/RRF	11,500	08/03/2020
B1632879	ADDITION	0	08/19/2016
B0412287	NEW CONSTR	150,230	02/01/2004
P047618	NEW CONSTR	0	02/01/2004
R045830	REPAIR/RRF	1,500	02/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2358/0788	5/01/2020	WD	Q	I	01	265,000	
GRANTOR: STONER BRIAN C & HELE							
GRANTEE: BLESSING JUSTIN D &							
1914/1308	4/23/2014	WD	Q	I	02	171,000	
GRANTOR: HART WILLIAM S & COLL							
GRANTEE: STONER BRIAN C & HE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2004] W10 BAS=[YR=2004] W25 S47 FST=[YR=2016] S9									
SFB=[YR=2016] S16 E20 N16 W20\$ E20 N9 W20\$ E20 S13 E9									
FOP=[YR=2004] S2 E6N10 W4 S8 W2\$ E2 N8 E4 N42 W10N10\$ S10 E10									
N10\$ PTR=E15 FUS=[YR=2004] E14 S25 FST=[YR=2004] S6 W6 N6 E6\$									
W14 N25\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	50	0003	RS-2	0.00	0.00	1.00