



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	3	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	2,376	100	2,376	243,093
FGR	420	55	231	23,634
FOP	162	30	49	5,013
FOP	214	30	64	6,548
TOTALS	3,172		2,720	278,288

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,720	121.4400	109.60	298,112	2008	2008	0	0	6.65	93.35
1 SINGLE FAM - 100% - 2021 Heated Area: 2376 HX Base Yr 2021											

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86318 SAND HICKORY TRL, YULEE				

TOTAL OB/XF											
3,463											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,288	
TOTAL MARKET OB/XF VALUE		3,463	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		336,751	
SOH/AGL Deduction		84,187	
ASSESSED VALUE		252,564	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		202,564	
TOTAL JUST VALUE		336,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14143	MECH OTHER	0	09/01/2008
B21636	NEW CONSTR	209,814	07/01/2008
E21086	ELEC OTHER	2,000	07/01/2008
R11389	REPAIR/RRF	9,000	07/01/2008
P13337	OTHER	0	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2377/0370	7/16/2020	WD	Q	I	01
GRANTOR: CALAZANS PAULO J & LI					
GRANTEE: LAMMERS RICHARD S					
2141/1364	8/21/2017	WD	Q	I	01
GRANTOR: SCHOW JUSTIN W & STEP					
GRANTEE: CALAZANS PAULO J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FOP=[YR=2008] W18 S9 E18 N9\$ S9 W18 S5 W14 S46 E2 FOP=[YR=2008] S6 E28 FGR=[YR=2008] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8\$ N8 W11 N2 W6 S4 W11\$ E11 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N49\$.											