



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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	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	1,566	100	1,566	159,344
FGR	396	55	218	22,182
FOP	93	30	28	2,849
FOP	170	30	51	5,190
FUS	853	100	853	86,795
TOTALS	3,078		2,716	276,359

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0476	VF 6 SBPL	0 100	0	0	192.00	LF	32.00	32.00	100	2006
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2006
4	0811	CONCRETE B	0 100	0	0	669.00	SF	5.20	5.20	100	2006
5	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2006
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006
7	0855	CONC PAVER	0 100	0	0	635.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	122.5440	110.60	300,390	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 2419											
HX Base Yr 2023											
BLD DATE	03/14/2023	NW	LGL DATE								
XF DATE	01/26/2007	JM	LAND DATE								
INC DATE			AG DATE								
86298 SAND HICKORY TRL, YULEE											
01/26/2007 JM											

TOTAL OB/XF											
35,283											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,359	
TOTAL MARKET OB/XF VALUE		35,283	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		366,642	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,642	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		316,642	
TOTAL JUST VALUE		366,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006536	REPAIR/RRF	1,300	07/21/2017
M11569	MECH OTHER	0	05/01/2006
C17531	CO ISSUED	116,933	04/01/2006
B19252	SWIM POOL	42,806	04/01/2006
B17531	NEW CONSTR	116,933	04/01/2006
E17189	ELEC OTHER	2,000	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/1543	1/18/2022	WD	Q	I	01
GRANTOR: GOLDSMITH CHRISTOPHE					
GRANTEE: OP SPE TPA1 LLC					
2587/1250	1/18/2022	WD	U	I	11
GRANTOR: GOLDSMITH CHRISTOPHER					
GRANTEE: OP SPE TPA1 LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2006] N10W17 S10 E17 \$ BAS=[YR=2006] W17 N10 W18 S48 E8 FOP=[YR=2006] S12 E7 N6 R3 U3 U3 L3 W7\$ E7 R3 D3 FGR=[YR=2006] D3 L3 S17 E20 N20W17\$E17 N41\$ PTR= E30 FUS=[YR=2006] E18 S8 R3 D3 E14 S25 W20 N15 W15 N21\$ W30\$.											