



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,047	100	2,047	217,409
FGR	495	55	272	28,889
FOP	34	30	10	1,062
FSP	112	40	45	4,780

TOTALS 2,688 2,374 252,139

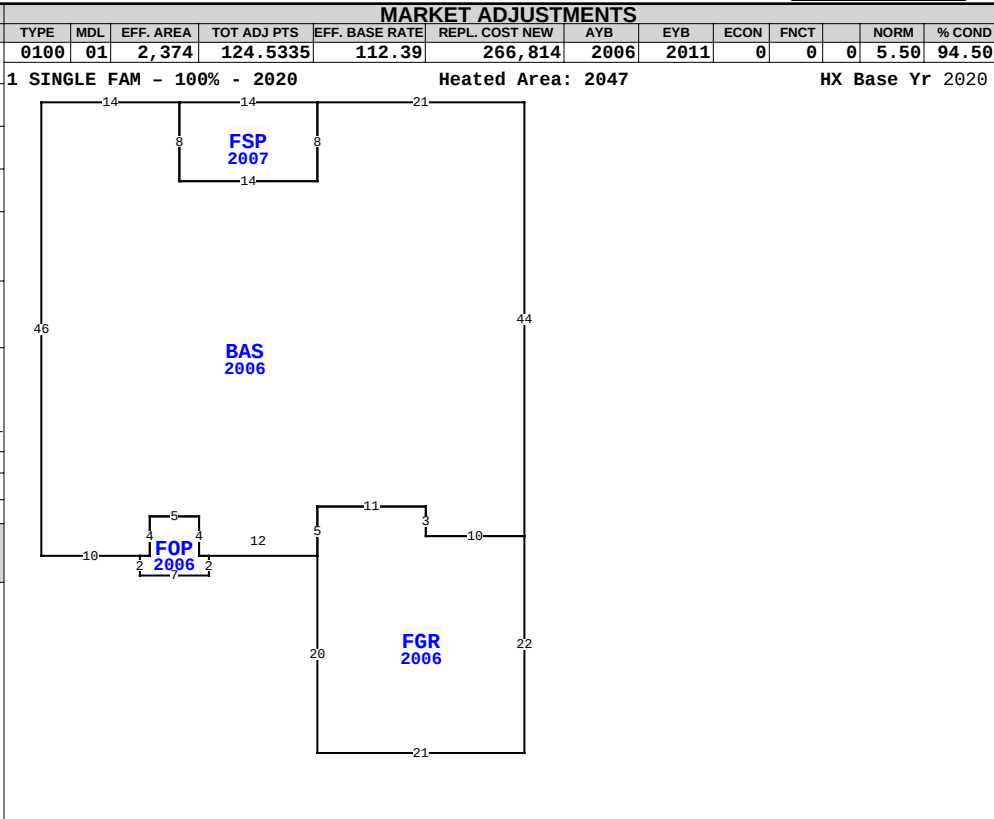
EXTRA FEATURES

L N	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	0811	CONCRETE B	0 100	0 0	765.00	SF	5.20	5.20	100	2006	2006	3	88	3,501	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/21/2022 BY NWX



86274 SAND HICKORY TRL, YULEE

BLD DATE 03/14/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF															3,501
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LAND DESCRIPTION

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1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/21/2022 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,139
TOTAL MARKET OB/XF VALUE		3,501
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,640
SOH/AGL Deduction		94,972
ASSESSED VALUE		215,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,668
TOTAL JUST VALUE		310,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012823	REMODEL	12,500	08/19/2022
M11829	MECH OTHER	0	07/01/2006
C17797	CO ISSUED	273,707	05/01/2006
E17389	ELEC OTHER	2,000	05/01/2006
P11152	OTHER	0	05/01/2006
R09325	REPAIR/RRF	3,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2328/1622	12/27/2019	WD	Q	I	01	238,000
GRANTOR: FRIEDERS BENJAMIN P						
GRANTEE: DIENER MICHAEL R &						
2010/1764	10/22/2015	WD	Q	I	01	206,000
GRANTOR: CLAY REALTY INVESTORS						
GRANTEE: FRIEDERS BENJAMIN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2007] W14 S8 E14 N8\$ S8 W14 N8 W14 S46 E10 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 FGR=[YR=2006] S20 E21 N22 W10 N3 W11 S5\$ N5 E11 S3 E10 N44\$.