

LOT 43
IN OR 2214/1553
HICKORY VILLAGE #4 PB 7/122

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

42-2N-27-435H-0043-0000



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	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	4047.00
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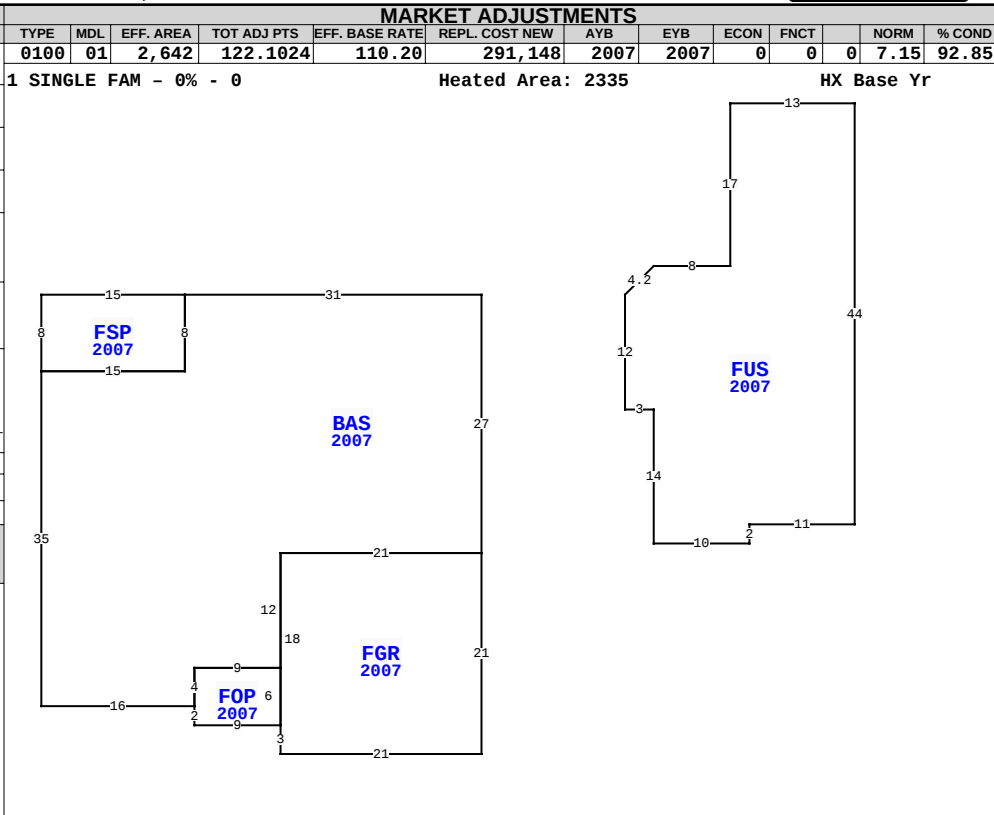
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	152,048
FGR	441	55	243	24,864
FOP	54	30	16	1,637
FSP	120	40	48	4,912
FUS	849	100	849	86,870

TOTALS	2,950		2,642	270,331
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0	0	0	36.00	SF	10.00	
3	0811	CONCRETE B	0	0	0	664.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	0			0.00	0.00	

REVIEW DATE	09/30/2019	BY	KWX
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/30/2007	JM	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
86230 SAND HICKORY TRL, YULEE									

TOTAL OB/XF									
5,233									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
270,331									
TOTAL MARKET OB/XF VALUE									
5,233									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
330,564									
SOH/AGL Deduction									
49,140									
ASSESSED VALUE									
281,424									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
281,424									
TOTAL JUST VALUE									
330,564									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
268,979									

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W31 FSP=[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\$.									