



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	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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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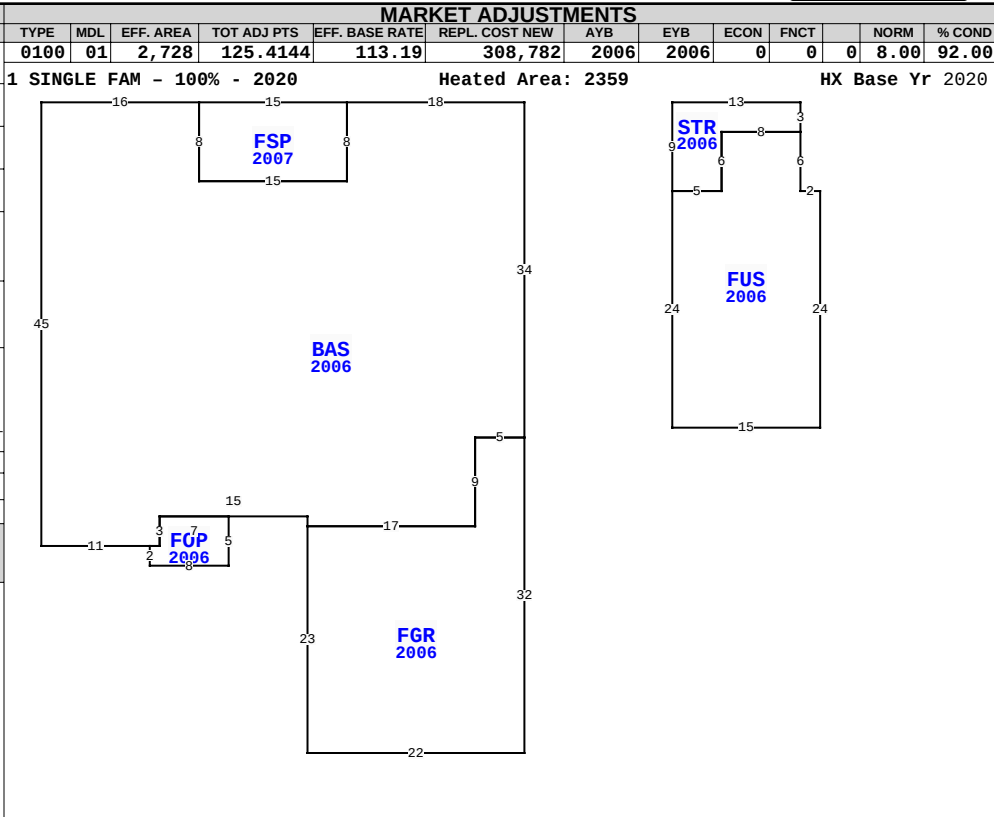
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	203,167
FGR	551	55	303	31,553
FOP	37	30	11	1,145
FSP	120	40	48	4,998
FUS	408	100	408	42,487
STR	69	10	7	729

TOTALS	3,136		2,728	284,079
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EXTRA FEATURES				
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0 100	0	0	602.00	SF	5.20	5.20	100	2006	2006	3	88	2,755	
3	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2007	2007	3	52	17,326	
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	
6	0845	KOOL DECK	0 100	0	0	499.00	SF	7.25	7.25	100	2007	2007	3	89	3,220	

LAND DESCRIPTION			TOTAL OB/XF 27,536													
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
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00



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

86222 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,079	
TOTAL MARKET OB/XF VALUE		27,536	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		366,615	
SOH/AGL Deduction		102,645	
ASSESSED VALUE		263,970	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		213,970	
TOTAL JUST VALUE		366,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19535	SWIM POOL	39,900	02/01/2007
M11568	MECH OTHER	0	05/01/2006
C17510	CO ISSUED	175,867	04/01/2006
B17510	NEW CONSTR	175,867	04/01/2006
E17133	ELEC OTHER	2,000	04/01/2006
P10988	OTHER	0	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2254/0372	2/04/2019	WD	Q	I	01
GRANTOR: BOLLASH ROBERT C & AP					SALE PRICE
1470/1528	1/10/2007	WD	U	I	21
GRANTOR: MATTAMY (JACKSONVILLE)					305,000
GRANTEE: BOLLASH ROBERT C &					270,500

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W18 FSP=[YR=2007] W15 S8 E15 N8\$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N32 W5 S9 W17\$ E17 N9 E5 N34\$ PTR= E15 STR=[YR=2006] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N24 E5 N6 E8\$ W8 S6 W5 N9\$ W15\$.					