



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	10	ABOVE AVG 70	0100	01	2,747	123.6480	111.59	306,538	2007	2007	0	0	7.15	92.85	STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022										Heated Area: 2419					HX Base Yr 2022						
Roof Structure	03	GABLE/HIP 100											Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					284,621						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					94,625						
Interior Floor	12	HARDWOOD 60											TOTAL LAND VALUE - MARKET					55,000						
Interior Floor	14	CARPET 40											TOTAL MARKET VALUE					434,246						
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					54,855						
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					379,391						
Bedrooms	4	100											TOTAL EXEMPTION VALUE					HX HB XM 50,000						
Bathrooms	3	100											BASE TAXABLE VALUE					329,391						
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE					434,246																
Stories	1.	1. 100	NCON VALUE					88,332																
Units	0	100	INCOME VALUE																					
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					282,582																
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	2,419	100	2,419	250,636																				
FGR	408	55	224	23,209																				
FOP	167	30	50	5,181																				
FOP	181	30	54	5,595																				
TOTALS		3,175		2,747	284,621																			
EXTRA FEATURES					86188 SAND HICKORY TRL, YULEE																			
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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220									
2	0811	CONCRETE B	0	100	0	1,190.00	SF	5.20	5.20	100	2022	2022	3	100	6,188									
3	0811	CONCRETE B	0	100	0	664.00	SF	5.20	5.20	100	2007	2007	3	89	3,073									
4	0861	POOL GUNIT	0	100	0	444.00	SF	85.00	85.00	100	2022	2022	3	100	37,740									
5	0911	SCRN RM A	0	100	0	1,360.00	SF	17.50	17.50	100	2022	2022	3	100	23,800									
6	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000									
7	0855	CONC PAVER	0	100	0	916.00	SF	10.00	10.00	100	2022	2022	3	100	9,160									
8	0462	ST/AL FNC	0	100	0	336.00	SF	10.00	10.00	100	2022	2022	3	100	3,360									
9	0476	VF 6 SBPL	0	100	0	162.00	LF	32.00	32.00	100	2022	2022	3	100	5,184									
10	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900									
LAND DESCRIPTION					TOTAL OB/XF 94,625																			
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	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	55,000							