



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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,356	100	2,356	238,464
FGR	420	55	231	23,381
FOP	103	30	31	3,138
FOP	168	30	50	5,061
TOTALS	3,047		2,668	270,043

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2006
3	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2006

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	2,668	121.4400	109.60	292,413	2006	2006	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2022 Heated Area: 2356 HX Base Yr 2022											
BLD DATE	03/14/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86054 SAND HICKORY TRL, YULEE											
TOTAL OB/XF 7,173											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										270,043	
TOTAL MARKET OB/XF VALUE										7,173	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										332,216	
SOH/AGL Deduction										54,247	
ASSESSED VALUE										277,969	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										227,969	
TOTAL JUST VALUE										332,216	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										269,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10207	MECH OTHER	0	08/01/2005
E0515053	ELEC OTHER	2,000	05/01/2005
P0509498	OTHER	0	05/01/2005
C15135	CO ISSUED	174,180	04/01/2005
R07572	REPAIR/RRF	3,500	04/01/2005
B15124	FOUNDATION	3,500	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0245	5/21/2021	WD	Q	I	01	337,500	
GRANTOR:MENDOZA JAROD PAUL &							
GRANTEE:MASCENA LISA M & AL							
2142/0796	8/22/2017	WD	Q	I	01	247,000	
GRANTOR:MCEWEN DAVID JAMES &							
GRANTEE:MENDOZA JAROD PAUL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S45 E11 FOP=[YR=2006] S3 E19 N5 W11 N2 W6 S4 W2\$ E2 N4 E6 S2 E11 FGR=[YR=2006] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1\$ E1 N8 E7 N5 E4 S4 E8 N49\$.											