LOT 83
IN OR 2171/1322
HICKORY VILLAGE #1 PB 6/369

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

2023

42-2N-27-435H-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

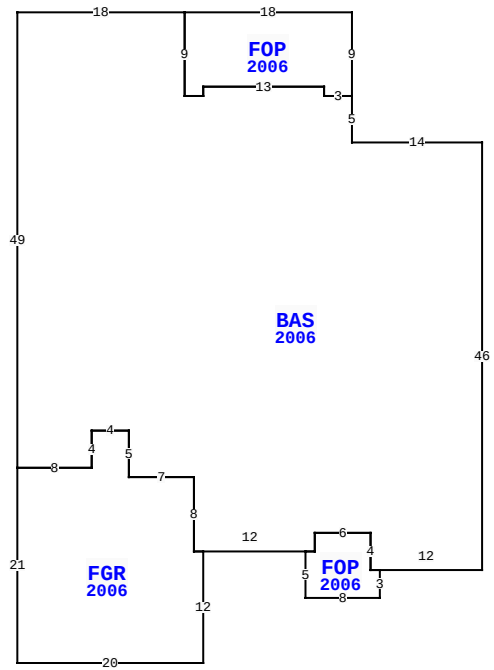
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,387	100	2,387	241,601
FGR	420	55	231	23,381
FOP	50	30	15	1,518
FOP	149	30	45	4,555
TOTALS	3,006		2,678	271,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	121.4400	109.60	293,509	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2387 HX Base Yr



86023 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,056
TOTAL MARKET OB/XF VALUE	6,925
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	332,981
SOH/AGL Deduction	49,587
ASSESSED VALUE	283,394
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,394
TOTAL JUST VALUE	332,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10967	MECH OTHER	0	01/01/2006
P10452	OTHER	0	12/01/2005
E16094	ELEC OTHER	2,000	11/01/2005
C16436	CO ISSUED	173,680	10/01/2005
B16351	FOUNDATION	3,500	10/01/2005
B16436	NEW CONSTR	173,680	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/1322	1/18/2018	WD	Q	I	01	230,000
GRANTOR: MURDOCK CHRISTOPHER						
GRANTEE: AH4R PROPERTIES LLC						
2063/1430	8/02/2016	SW	U	I	12	167,600
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N12 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 FOP=[YR=2006] S5 E8 N3 W1 N4 W6 S2 W1$ E1 N2 E6 S4 E12 N46$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	100	2006	2006	3	88	3,080	
3	0855	CONC PAVER	0	0	0	0	75.00	SF	10.00	10.00	100	2006	2006	3	88	660	

LAND DESCRIPTION

TOTAL OB/XF 6,925

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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 06/06/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS