

ANDERSON JOHN H
86015 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0084-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms3100

Frame02WOOD FRAME 100

Stories1.51.5 100

Units0100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9511001,951196,510

FEP2408019219,339

FGR5515530330,519

FOP3730111,108

FUS41810041842,102

PTO6453302

STR59106604

TOTALS3,3202,884290,484

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000743.00SF5.205.20100200520053873,361

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,884121.5044109.66316,25920052005008.1591.85

1 SINGLE FAM - 100% - 2006Heated Area: 2369HX Base Yr 2006

Diagram showing building footprint and area calculations.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE290,484

TOTAL MARKET OB/XF VALUE3,361

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE348,845

SOH/AGL Deduction162,927

ASSESSED VALUE185,918

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE135,918

TOTAL JUST VALUE348,845

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE284,569

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSNCD SALE PRICE

1311/07874/21/2005WDQI19950,400

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: ANDERSON JOHN H & S

1274/108111/17/2004WDUIV19950,400

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: MATTAMY (JAX) PARTN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N8 W8 FEP=[YR=2005] W15 S16
E15 N16\$ S8 E8 \$ W8 S8 W15 N8 W18 S34 FGR=[YR=2005] S32 E22
N23 W17 N9 W5\$ E5 S9 E17 N1 E8 FOP=[YR=2005] S5 E8 N2 W1 N3
W7\$ E7 S3 E12 N45\$ PTR=E15 STR=[YR=2019] E13 S3
FUS=[YR=2005] S6 E2 S24 W15 N26 E5 N4 E8\$ W8 S4 W5 N7\$ W15\$
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LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE10/16/2019BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS