



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 100	0100	01	2,731	122.7648	110.80	302,595	2004	2009	0	0	0	6.00	94.00	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 2390									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	15	HARDTILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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	2,390	100	2,390	248,923																					
FGR	424	55	233	24,267																					
FOP	180	30	54	5,624																					
FOP	181	30	54	5,624																					
TOTALS			3,175		2,731	284,439																			
EXTRA FEATURES			86487 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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	86	3,041									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115									
TOTAL OB/XF 6,156																									
LAND DESCRIPTION																									
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								
1	000100	C	SFR	100		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 03/25/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20008760

REPAIR/RRF

22,000

10/13/2020

B0412789

NEW CONSTR

174,200

05/01/2004

B0412703

FOUNDATION

3,500

04/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2423/0857

1/06/2020

WD Q I

01

303,000

GRANTOR: AYERS MARGARET E

GRANTEE: ROBAR CHARLES R & K

1291/0003

1/27/2005

WD Q I

229,600

GRANTOR: COPPENBARGER HOMES

GRANTEE: AYERS RONNIE O & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N5 FOP=[YR=2004] N10 W18 S10 E18\$ W18 N10 W18 S50 FGR=[YR=2004] S21 E20 N5 FOP=[YR=2004] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W7 N6 W4 S5 W8\$ E8 N5 E4 S6 E7 S8 E12 N2 E6 S4 E13 N46\$.