



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	12 HARDWOOD 20
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2,370	239,448
FGR	420	55	231	23,339
FOP	181	30	54	5,455
FSP	180	40	72	7,274
FST	24	55	13	1,314
TOTALS	3,175		2,740	276,831

EXTRA FEATURES	
L N	OB/XF CODE

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	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2004	2004	3	86	2,934	
3	0476	VF 6 SBPL	0 100	0	0	234.00	LF	32.00	32.00	100	2014	2014	3	89	6,664	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,740	122.5440	110.60	303,044	2004	2004	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2020 Heated Area: 2370 HX Base Yr 2020											

86467 SAND HICKORY TRL, YULEE

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

TOTAL OB/XF											
12,713											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276, 831	
TOTAL MARKET OB/XF VALUE		12, 713	
TOTAL LAND VALUE - MARKET		55, 000	
TOTAL MARKET VALUE		344, 544	
SOH/AGL Deduction		103, 517	
ASSESSED VALUE		241, 027	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		191, 027	
TOTAL JUST VALUE		344, 544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277, 892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311935	NEW CONSTR	180,000	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2263/1031	3/22/2019	WD	Q	I	01	261,500	
GRANTOR: *CONFIDENTIAL*							
GRANTEE: LOUDERMILK CHRISTIN							
1586/0077	9/22/2008	WD	Q	I		254,000	
GRANTOR: CH CONSTRUCTION INC							
GRANTEE: CONFIDENTIAL							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W14 N5 FSP=[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\$ N16 W7 FST=[YR=2004] N6 W4 S6 E4\$ W13\$ E9 N6 E4 S6 E7 S9 E11 N2 E6 S4 E13 N46\$.	