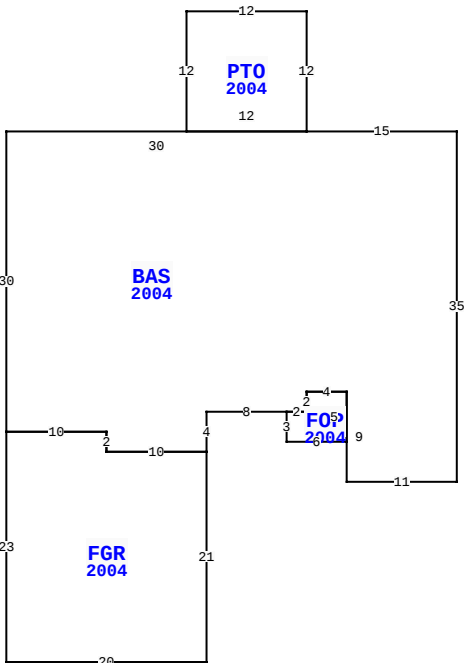


LEMA, MATTHEW RYAN & CALIA NATANYA
86381 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-ZK-Z7-43311-0210-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0100	01	1,646	133.7220	120.68	198,639	2004	2004		0	0	0	8.65	91.35																
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 0% - 0										Heated Area: 1389										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	13	LVT/LAMNT 100																																					
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	00	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	1,389	100	1,389	153,125																																			
FGR	440	55	242	26,679																																			
FOP	26	30	8	882																																			
PTO	144	5	7	772																																			
TOTALS		1,999		1,646		181,457																																	
EXTRA FEATURES										86381 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	0	0	787.00	SF	5.20	5.20	100	2004	2004	3	86	3,519																								