LOT 219
HICKORY VILLAGE #4 PB 7/122

LOWSTETTER WILLIAM
86361 SAND HICKORY TRL
YULEE, FL 32097

2023

42-2N-27-435H-0219-0000

BUILDING CHARACTERISTICS

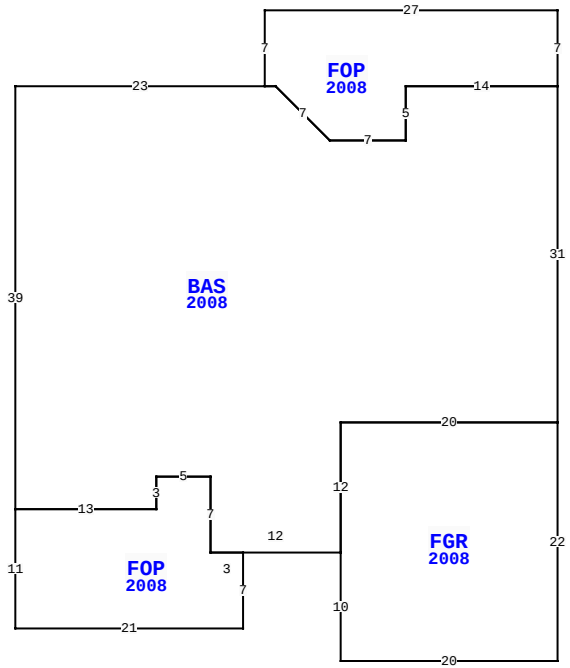
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,776	100	1,776	190,682
FGR	440	55	242	25,983
FOP	234	30	70	7,516
FOP	237	30	71	7,623
TOTALS	2,687		2,159	231,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	127.2383	114.83	247,918	2008	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1776 HX Base Yr



86361 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,803
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	290,233
SOH/AGL Deduction	42,858
ASSESSED VALUE	247,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,375
TOTAL JUST VALUE	290,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14023	MECH OTHER	0	07/01/2008
E20868	ELEC OTHER	2,000	06/01/2008
C21370	CO ISSUED	0	04/01/2008
P13180	OTHER	0	04/01/2008
R11233	REPAIR/RRF	8,000	04/01/2008
B21370	NEW CONSTR	174,768	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/1168	3/21/2020	WD	Q	I	01	219,000
GRANTOR: FRITTS JOSEPH R & ELI						
GRANTEE: LOWSTETTER WILLIAM						
1598/0156	12/22/2008	WD	Q	I		185,000
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: FRITTS JOSEPH R & E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W27 S7 BAS=[YR=2008] W23 S39 FOP=[YR=2008] S11 E21 N7 W3 N7 W5 S3 W13$ E13 N3 E5 S7 E12 FGR=[YR=2008] S10 E20 N22 W20 S12$ N12 E20 N31 W14 S5 W7 U5 L5 W1$ E1 R5 D5 E7 N5 E14 N7$.

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	0811	CONCRETE B	0	0	0	0	654.00	SF	5.20	5.20	100	2008	2008	3	90	3,061	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	90	369	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS