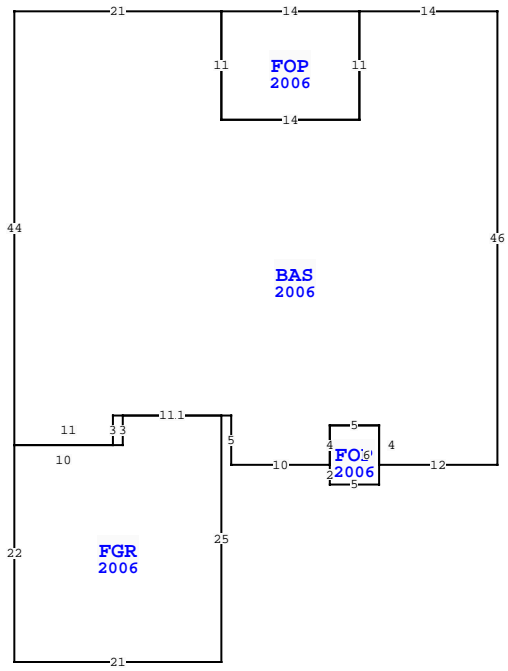


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,003	100	2,003
FGR	495	55	272
FOP	30	30	9
FOP	154	30	46
TOTALS	2,682		2,330

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,330	120.5890	108.83	253,574	2006	2006	0	0	0	8.00	92.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2003 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,288
TOTAL MARKET OB/XF VALUE			7,885
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			296,173
SOH/AGL Deduction			42,545
ASSESSED VALUE			253,628
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,628
TOTAL JUST VALUE			296,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11506	MECH OTHER	0	05/01/2006
C17492	CO ISSUED	150,447	04/01/2006
B17492	NEW CONSTR	150,447	04/01/2006
E17131	ELEC OTHER	2,000	04/01/2006
P10984	OTHER	0	04/01/2006
R09124	REPAIR/RRF	3,500	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0200	12/18/2017	WD	Q	I	01	206,100
GRANTOR: SHAW PHILLIP A & BRIT						
GRANTEE: AH4R PROPERTIES LLC						
1829/0684	12/06/2012	WD	Q	I	02	153,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SHAW PHILIP A						

EXTRA FEATURES																
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	556.00	LF	5.20	5.20	100	2006	2006	3	88	2,544	
2	0810	CONCRETE A	0	0	36	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
3	0476	VF 6 SBPL	0	0	0	157.00	LF	32.00	32.00	100	2017	2017	3	94	4,723	

86339 SAND HICKORY TRL, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W14 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 \$ E11 N3 E11 S5 E10 FOP=[YR=2006] S2 E5 N6 W5 S4\$ N4 E5 S4 E12 N46\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							