



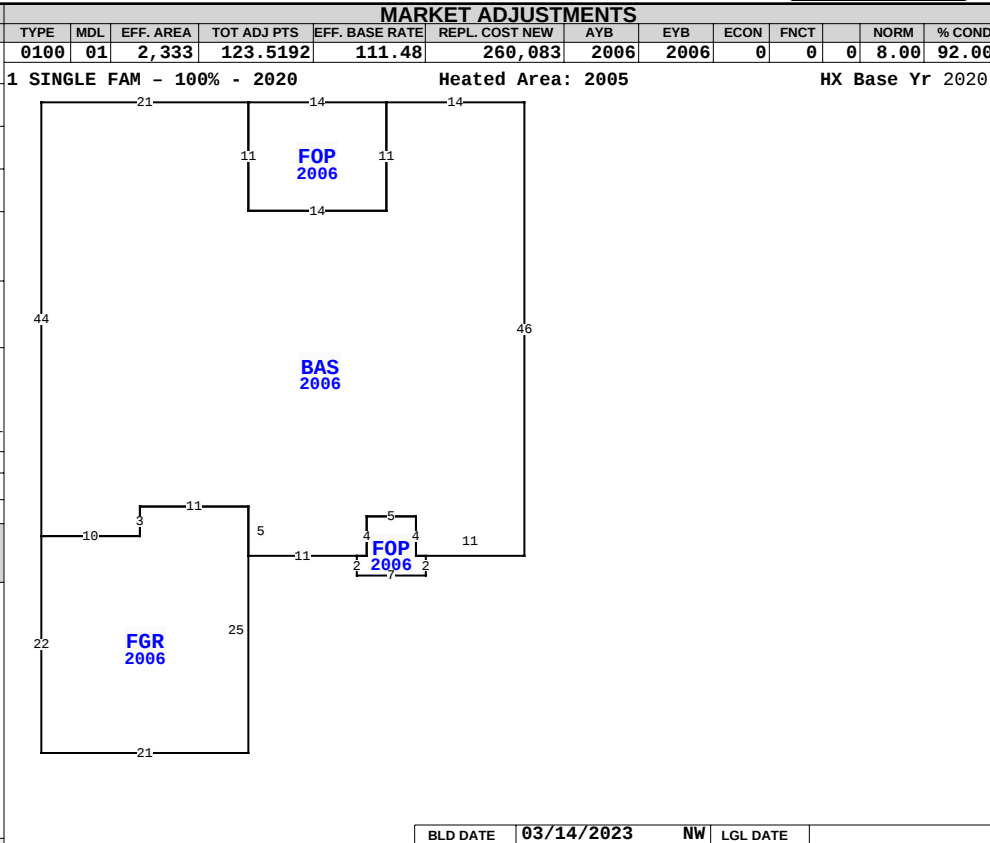
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	205,636
FGR	495	55	272	27,897
FOP	34	30	10	1,026
FOP	154	30	46	4,718
TOTALS	2,688		2,333	239,276

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0811	CONCRETE B	0 100	0	0	837.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	1.00



86311 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,650											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,276	
TOTAL MARKET OB/XF VALUE		5,650	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		299,926	
SOH/AGL Deduction		90,079	
ASSESSED VALUE		209,847	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,847	
TOTAL JUST VALUE		299,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11502	MECH OTHER	0	05/01/2006
C17511	CO ISSUED	150,447	04/01/2006
B17511	NEW CONSTR	150,447	04/01/2006
E17132	ELEC OTHER	2,000	04/01/2006
P10989	OTHER	0	04/01/2006
R09138	REPAIR/RRF	3,500	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2323/1196	12/05/2019	WD	Q	I	02
GRANTOR: ADLER AUSTIN B & KRIS					
GRANTEE: BONACCHI THOMAS J &					
1452/0470	10/13/2006	WD	Q	I	
GRANTOR: MATTAMY (JACKSONVILLE					
GRANTEE: ADLER AUSTIN B & KR					

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 \$ E10 N3 E11 S5 E11 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E11 N46\$.											