LOT 236
HICKORY VILLAGE #4 PB 7/122

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

42-2N-27-435H-0236-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

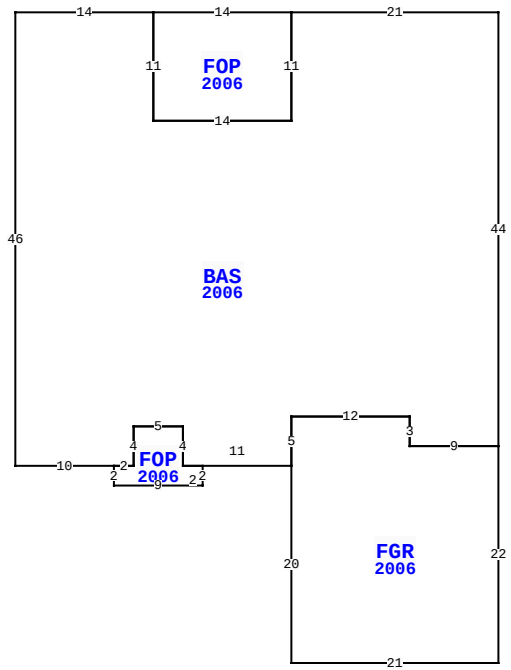
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,002	100	2,002	207,977
FGR	498	55	274	28,464
FOP	38	30	11	1,142
FOP	154	30	46	4,779
TOTALS	2,692		2,333	242,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,333	124.6462	112.49	262,439	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2023 Heated Area: 2002 HX Base Yr



86223 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,362
TOTAL MARKET OB/XF VALUE	24,263
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	321,625
SOH/AGL Deduction	0
ASSESSED VALUE	321,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,625
TOTAL JUST VALUE	321,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19596	SWIM POOL	30,000	03/01/2007
C0516109	CO ISSUED	0	04/01/2005
B0516109	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1323	8/29/2022	WD	Q	I	01	378,000
GRANTOR: HAMBY PATRICIA A						
GRANTEE: FKH SFR L LP						
1404/1376	4/17/2006	WD	Q	I		226,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HAMBY ROBERT L & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2006] S20 E21 N22 W9 N3 W12 S5$ N5 E12 S3 E9 N44$.

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	671.00	SF	5.20	5.20	100	2006	2006	3	88	3,070	
2	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	2006	2006	3	88	635	
3	0861	POOL GUNIT	0	0	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	52	15,912	
4	0845	KOOL DECK	0	0	0	0	720.00	SF	7.25	7.25	100	2007	2007	3	89	4,646	

LAND DESCRIPTION

TOTAL OB/XF 24,263

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS