



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	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	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	205,339
FGR	528	55	290	30,966
FOP	39	30	12	1,281
FOP	128	30	38	4,058
TOTALS	2,618		2,263	241,644

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,263	122.8430	116.70	264,092	2006	2006	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1923 HX Base Yr 2020											
86324 SAND HICKORY TRL, YULEE											

TOTAL OB/XF											
8,056											

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8,056											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 241,644											
TOTAL MARKET OB/XF VALUE 8,056											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 304,700											
SOH/AGL Deduction 120,169											
ASSESSED VALUE 184,531											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 134,531											
TOTAL JUST VALUE 304,700											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 294,029											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11828	MECH OTHER	0	07/01/2006
P11151	OTHER	0	05/01/2006
C17543	CO ISSUED	143,362	04/01/2006
B17543	NEW CONSTR	143,362	04/01/2006
E17185	ELEC OTHER	2,000	04/01/2006
R09161	REPAIR/RRF	3,500	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2298/1883	8/13/2019	WD	Q	I	01	234,500	
GRANTOR: HILGER ADAM R & LEAND							
GRANTEE: RHODEN DAVID R & KI							
1459/0435	11/15/2006	WD	Q	I		228,500	
GRANTOR: MATTAMY (JACKSONVILLE							
GRANTEE: HILGER ADAM R & LEA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FOP=[YR=2006] W16 S8E16 N8\$ S8 W16 N8 W16 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2\$ E2 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2\$ E2 N2 E12 N6 E8 N34\$.											