



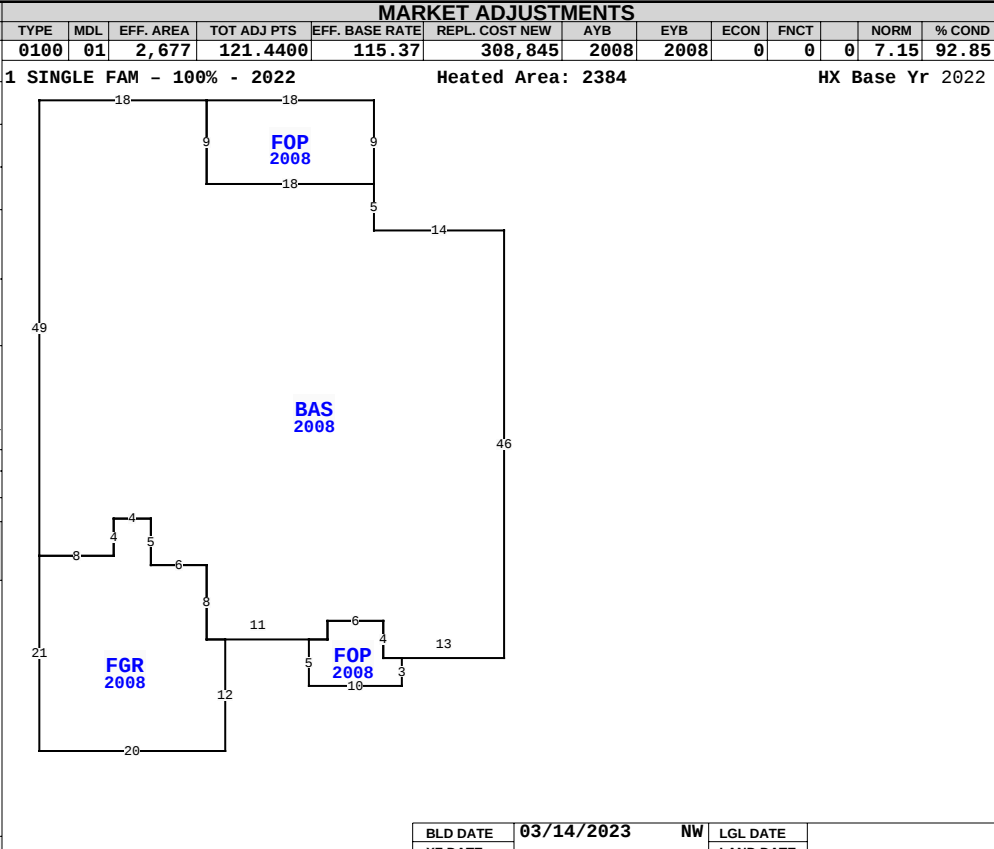
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,384	100	2,384	255,376
FGR	412	55	227	24,316
FOP	58	30	17	1,821
FOP	162	30	49	5,249
TOTALS	3,016		2,677	286,763

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	804.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	

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



86304 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,172											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										286,763	
TOTAL MARKET OB/XF VALUE										4,172	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										345,935	
SOH/AGL Deduction										57,453	
ASSESSED VALUE										288,482	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										238,482	
TOTAL JUST VALUE										345,935	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										333,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14140	MECH OTHER	0	09/01/2008
C21637	CO ISSUED	0	07/01/2008
B21637	NEW CONSTR	200,772	07/01/2008
E21085	ELEC OTHER	2,000	07/01/2008
R11390	REPAIR/RRF	8,000	07/01/2008
P13336	OTHER	0	07/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2505/1700	10/15/2021	WD	Q	I	01	349,900			
GRANTOR: HALL JAMES & LAURA									
GRANTEE: BARRY JEANNINE & AA									
1887/1322	10/31/2013	WD	Q	I	01	182,000			
GRANTOR: GOLDEN C DOUG & LUMAR									
GRANTEE: HALL JAMES & LAURA									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2008] W14 N5 FOP=[YR=2008] N9 W18 S9 E18\$ W18 N9 W18 S49 FGR=[YR=2008] S21 E20 N12 W2 N8 W6 N5 W4 S4 W8\$ E8 N4 E4 S5 E6 S8 E11 FOP=[YR=2008] S5 E10 N3 W2 N4 W6 S2 W2\$ E2 N2 E6 S4 E13 N46\$.											