



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,566	100	1,566	166,817
FGR	396	55	218	23,223
FOP	93	30	28	2,983
FOP	170	30	51	5,432
FUS	853	100	853	90,865
TOTALS	3,078		2,716	289,320

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0504	FP-ELECTRI	0	0	0	0			
2	0476	VF 6 SBPL	0	0	0	0			
3	0470	VNYL GATE	0	0	0	0			
4	0811	CONCRETE B	0	0	0	0			
5	0861	POOL GUNIT	0	0	0	0			
6	0877	JACUZZI	0	0	0	0			
7	0855	CONC PAVER	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,716	122.5440	116.42	316,197	2006	2006	0	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 2024 Heated Area: 2419 HX Base Yr													
86298 SAND HICKORY TRL, YULEE													
BLD DATE 03/14/2023 NW LGL DATE 01/26/2007 JM XF DATE 01/26/2007 JM INC DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,320	
TOTAL MARKET OB/XF VALUE		33,290	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		377,610	
SOH/AGL Deduction		0	
ASSESSED VALUE		377,610	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		377,610	
TOTAL JUST VALUE		377,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006536	REPAIR/RRF	1,300	07/21/2017
M11569	MECH OTHER	0	05/01/2006
C17531	C0 ISSUED	116,933	04/01/2006
B19252	SWIM POOL	42,806	04/01/2006
B17531	NEW CONSTR	116,933	04/01/2006
E17189	ELEC OTHER	2,000	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2568/1757	6/07/2022	WD	Q	I	01	439,900	
GRANTOR: OP SPE TPA1 LLC							
GRANTEE: DEJESUS HECTOR & AR							
2600/1543	1/18/2022	WD	Q	I	01	400,000	
GRANTOR: GOLDSMIRTH CHRISTOPHE							
GRANTEE: OP SPE TPA1 LLC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2006] N10W17 S10 E17 \$ BAS=[YR=2006] W17 N10 W18 S48 E8 FOP=[YR=2006] S12 E7 N6 R3 U3 U3 L3 W7\$ E7 R3 D3 FGR=[YR=2006] D3 L3 S17 E20 N20W17\$E17 N41\$ PTR= E30 FUS=[YR=2006] E18 S8 R3 D3 E14 S25 W20 N15 W15 N21\$ W30\$.													