



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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

MAR NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4047.00
------------------	---------

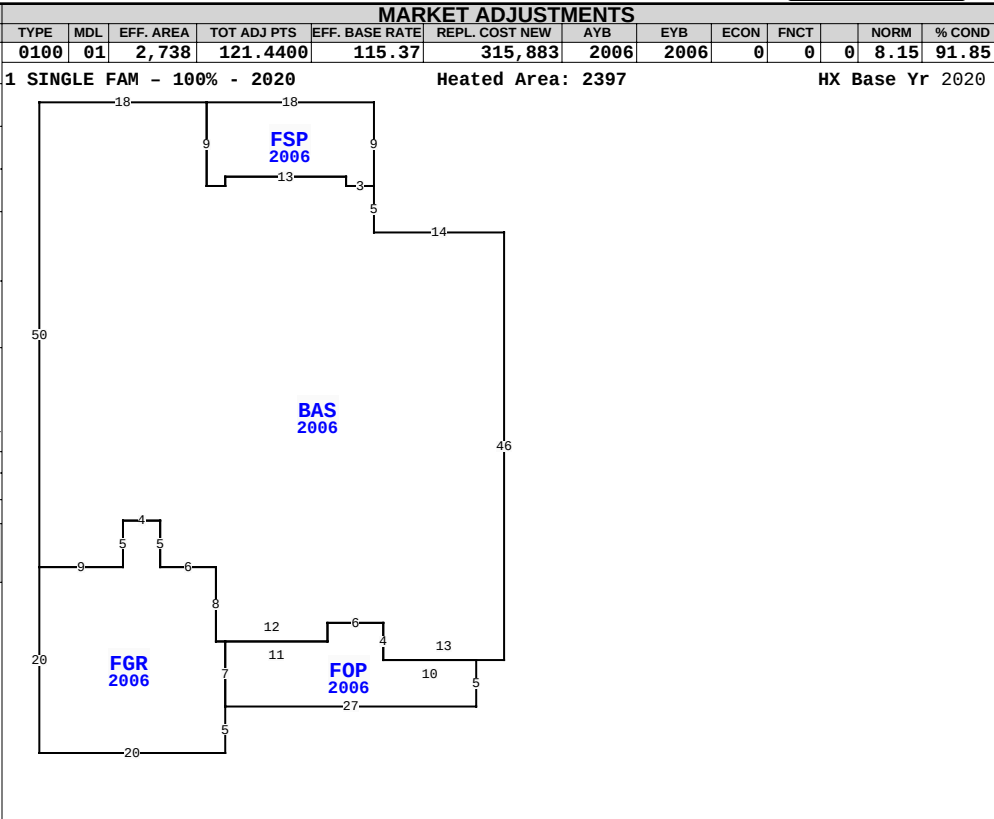
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2,397	254,004
FGR	412	55	227	24,055
FOP	181	30	54	5,722
FSP	149	40	60	6,358
TOTALS	3,139		2,738	290,139

EXTRA FEATURES	
----------------	--

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	87	626	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	87	3,058	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



86244 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 6,834															
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				290,139	
TOTAL MARKET OB/XF VALUE				6,834	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				351,973	
SOH/AGL Deduction				103,492	
ASSESSED VALUE				248,481	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				198,481	
TOTAL JUST VALUE				351,973	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				339,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25827	REPAIR/RRF	6,000	03/01/2012
C0516549	CO ISSUED	175,050	03/01/2006
B0516549	NEW CONSTR	175,050	03/01/2006
M11289	MECH OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1917	7/22/2019	WD	Q	I	01	249,900
GRANTOR: PLUGGE DIANE I						
GRANTEE: MORRISON JEFFREY						
1438/0892	8/21/2006	WD	Q	I		259,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: PLUGGE GORDON A & D						

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

BUILDING DIMENSIONS															
BAS=[YR=2006] W14 N5 FSP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S50 FGR=[YR=2006] S20 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S5 W9\$ E9 N5 E4 S5 E6 S8 E12 N2 E6 S4 E13 N46\$.															