



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		3 100
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	162,304
FGR	396	55	218	22,594
FOP	93	30	28	2,902
FOP	170	30	51	5,286
FUS	867	100	867	89,858

TOTALS	3,092		2,730	282,943
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EXTRA FEATURES				
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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	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	5.20	100	2006	2006	3	87	3,316	
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2009	2009	3	76	3,405	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	76	456	
4	0861	POOL GUNIT	0	100	0	0	346.00	SF	85.00	85.00	100	2009	2009	3	56	16,470	
5	0911	SCRN RM A	0	100	0	0	640.00	SF	17.50	17.50	100	2009	2009	3	40	4,480	
6	0855	CONC PAVER	0	100	0	0	399.00	SF	10.00	10.00	100	2009	2009	3	90	3,591	

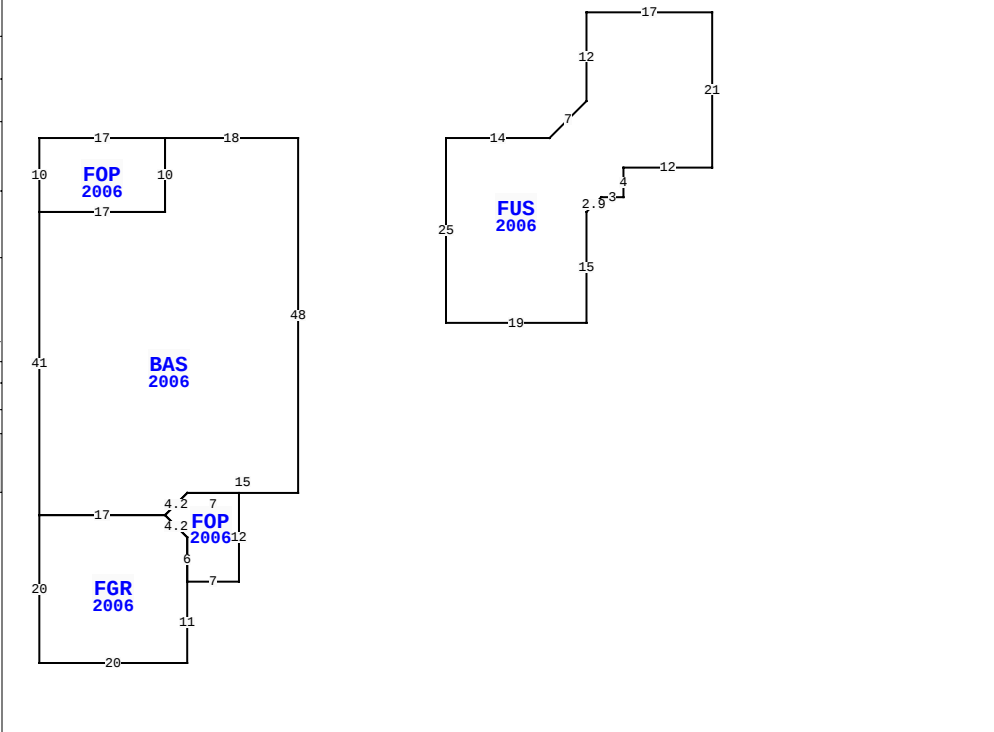
LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000	PRINTED 08/06/2024 BY SYS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	

1	SINGLE FAM - 100% - 2021	Heated Area: 2433	HX Base Yr 2021
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86194 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	
31,718																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,943
TOTAL MARKET OB/XF VALUE		31,718
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,661
SOH/AGL Deduction		85,063
ASSESSED VALUE		284,598
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		229,598
TOTAL JUST VALUE		369,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004085	SOLAR PANEL	20,340	06/18/2021
B22877	XF0B	6,450	09/01/2009
B22606	SWIM POOL	25,000	06/01/2009
M11500	MECH OTHER	0	05/01/2006
C17542	CO ISSUED	166,933	04/01/2006
B17542	NEW CONSTR	166,933	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0791	5/21/2020	WD	Q	I	01	305,000

GRANTOR: TERLAJE JOSEPH & HOLL						
GRANTEE: ENGLISH JILL D & MI						
2124/1131	5/26/2017	WD	Q	I	02	245,500
GRANTOR: CORBETT THELMA						
GRANTEE: TERLAJE JOSEPH & HO						

BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=2006] W18 FOP=[YR=2006] W17 S10 E17 N10\$ S10 W17 S41
FGR=[YR=2006] S20 E20 N11 FOP=[YR=2006] E7 N12 W7 L3 D3
D3 R3 S6\$ N6 L3 U3 W17\$ E17 U3 R3 E15 N48\$ PTR= E20
FUS=[YR=2006] E14 U5 R5 N12 E17 S21 W12 S4 W3 D2 L2 S15
W19 N25\$ W20\$.