



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 70	0100	01	2,722	125.8560	119.56	325,442	2007	2007	0	0	0	7.65	92.35	VALUATION BY					STANDARD											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2009										Heated Area: 2423					HX Base Yr 2009					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					300,546														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					6,991														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					55,000														
Interior Floo	12	HARDWOOD 50											TOTAL MARKET VALUE					362,537														
Interior Floo	12	HARDWOOD 50											SOH/AGL Deduction					151,296														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					211,241														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					55,000														
Bedrooms	4	100											BASE TAXABLE VALUE					156,241														
Bathrooms	3	100											TOTAL JUST VALUE					362,537														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					349,155														
Occupancy	00	NONE 100																														
Quality	06	Quality Level 06																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	4047.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,423	100	2,423	267,532																												
FGR	402	55	221	24,402																												
FOP	37	30	11	1,214																												
FSP	167	40	67	7,398																												
TOTALS	3,029		2,722	300,546																												
EXTRA FEATURES					86178 SAND HICKORY TRL, YULEE																											
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	100	2007	2007	3	91	3,185																	
2	0855	CONC PAVER	0	100	0	0		81.00	SF 10.00	100	2007	2007	3	88	713																	
3	0811	CONCRETE B	0	100	0	0		676.00	SF 5.20	100	2007	2007	3	88	3,093																	