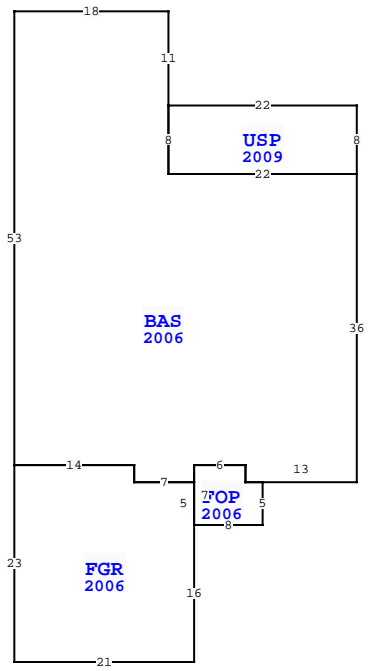




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMNT 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
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	1,742	100	1,742	194,270
FGR	469	55	258	28,773
FOP	52	30	16	1,784
USP	176	30	53	5,911
TOTALS	2,439		2,069	230,739

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,069	124.4208	118.20	244,556	2006	2011	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2021 Heated Area: 1742 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			230,739
TOTAL MARKET OB/XF VALUE			3,674
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			289,413
SOH/AGL Deduction			110,139
ASSESSED VALUE			179,274
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			129,274
TOTAL JUST VALUE			289,413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004611	REMODEL	16,170	03/25/2022
C16901	CO ISSUED	0	03/01/2006
B16901	NEW CONSTR	0	03/01/2006
M11241	MECH OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0860	2/24/2020	WD Q	Q	I	01	251,000
GRANTOR: HERRINGTON JAMES & JE						
GRANTEE: GEOGHAGAN TIMOTHY J						
2148/0812	9/20/2017	WD Q	Q	I	01	215,000
GRANTOR: BOLMGREN ALEX S & CAI						
GRANTEE: HERRINGTON JAMES &						

BLD DATE		03/14/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

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	0811	CONCRETE B	0	100	0	0			662.00	100	2006	2006	3	87	2,995	
2	0855	CONC PAVER	0	100	0	0			78.00	100	2006	2006	3	87	679	

BUILDING NOTES	
86138 SAND HICKORY TRL, YULEE	

BUILDING DIMENSIONS	
USP=[YR=2009] W22 BAS=[YR=2006] N11 W18 S53 FGR=[YR=2006] S23 E21 N16 FOP=[YR=2006] E8 N5 W2 N2 W6 S7\$ N5 W7 N2 W14\$ E14 S2 E7 N2 E6 S2 E13 N36 W22 N8\$ S8 E22 N8\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							