

PASSANTE AUGUSTINE L & ELISE C
86082 SAND HICKORY TRAIL
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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	2,714	124.2000	117.99	320,225	2006	2006		0	0	8.15	91.85	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2022										Heated Area: 2429					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																															