



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,877	100	1,877	208,400
FGR	456	55	251	27,868
FOP	70	30	21	2,331
FOP	180	30	54	5,996
TOTALS	2,583		2,203	244,596

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800
2	0855	CONC PAVER	0	0	0	0	90.00	SF	7.00	7.00	100	2006	2006	3	87	548
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	87	2,986

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,203	127.2383	120.88	266,299	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 2023												
Heated Area: 1877												
HX Base Yr												

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

86068 SAND HICKORY TRL, YULEE												
TOTAL OB/XF 5,334												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,596	
TOTAL MARKET OB/XF VALUE		5,334	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		304,930	
SOH/AGL Deduction		0	
ASSESSED VALUE		304,930	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304,930	
TOTAL JUST VALUE		304,930	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		294,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11036	TANKS/BLRS	0	02/01/2006
P10524	OTHER	0	01/01/2006
E16240	ELEC OTHER	2,000	11/01/2005
R08552	REPAIR/RRF	3,500	11/01/2005
C16551	CO ISSUED	147,661	10/01/2005
B16551	NEW CONSTR	147,661	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2543/0036	2/25/2022	SW	U	I	11
GRANTOR: BAF 3 LLC					
GRANTEE: BAF ASSETS 4 LLC					
2438/0925	2/25/2021	WD	Q	I	01
GRANTOR: HARTUNG KAREN					
GRANTEE: BAF 3 LLC					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2006] W15 FOP=[YR=2006] W18 D3 R3 S9 E12 R3 U3 N9\$ S9 D3 L3 W12 N9 L3 U3 W6 N4 L3 U3 W8 D3 L3 S28 FGR=[YR=2006] S26 E21 N20 W15 N6 W6\$ E6 S6 E15 S12 E11 FOP=[YR=2006] S6 E8 N2 W2 N9 W6 S5\$ N5 E6 S9 E15 N46\$.		