



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,906	100	1,906	203,190
FGR	503	55	277	29,530
FOP	34	30	10	1,066
FOP	128	30	38	4,051
TOTALS	2,571		2,231	237,837

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	754.00	SF	5.20	5.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,231	122.8430	116.70	260,358	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2023 Heated Area: 1906 HX Base Yr 2023											
86065 SAND HICKORY TRL, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,837	
TOTAL MARKET OB/XF VALUE		3,372	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		296,209	
SOH/AGL Deduction		2,038	
ASSESSED VALUE		294,171	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		239,171	
TOTAL JUST VALUE		296,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09438	MECH OTHER	0	03/01/2005
E0514115	ELEC OTHER	2,000	02/01/2005
P0508922	OTHER	0	02/01/2005
R046943	REPAIR/RRF	1,500	12/01/2004
B0414164	NEW CONSTR	170,259	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1965	5/05/2022	WD	Q	I	01	270,000
GRANTOR: DEMARCO ANTHONY P						
GRANTEE: HAYES TODD MATTHEW						
1904/1127	2/27/2014	WD	U	I	30	120,000
GRANTOR: DEMARCO CARMELLA						
GRANTEE: DEMARCO ANTHONY P						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W17 FOP=[YR=2005] W16 S8 E16 N8\$ S8 W16 N8 W16 S45 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2\$ E2 N3 E14 FGR=[YR=2005] S20 E22 N27 W9 S7 W13\$ E13 N7 E9 N35\$.											