



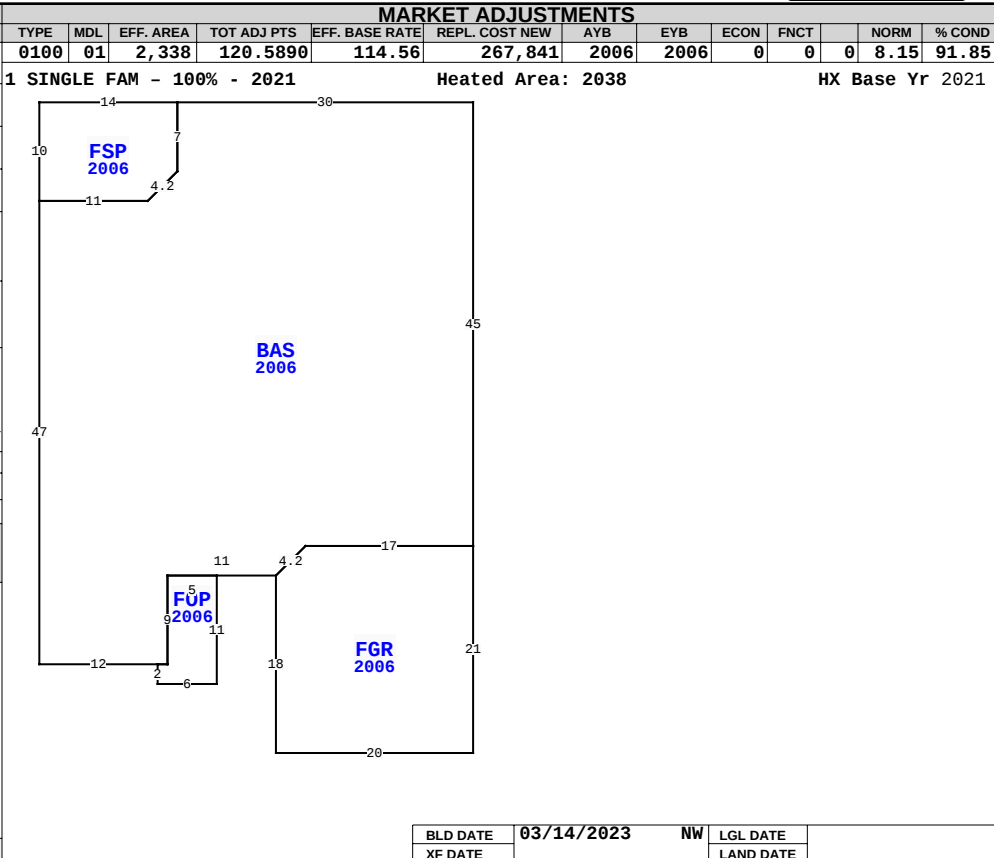
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,038	100	2,038	214,445
FGR	416	55	229	24,096
FOP	57	30	17	1,789
FSP	136	40	54	5,682
TOTALS	2,647		2,338	246,012

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0855	CONC PAVER	0	100	0	0		60.00	SF 10.00
3	0811	CONCRETE B	0	100	0	0		673.00	SF 5.20

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



86007 SAND HICKORY TRL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF									
5,367									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					246,012				
TOTAL MARKET OB/XF VALUE					5,367				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					306,379				
SOH/AGL Deduction					80,029				
ASSESSED VALUE					226,350				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					176,350				
TOTAL JUST VALUE					306,379				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					295,408				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10496	MECH OTHER	0	10/01/2005
E15646	ELEC OTHER	2,000	08/01/2005
P09832	OTHER	0	08/01/2005
C15600	CO ISSUED	149,066	07/01/2005
R07898	REPAIR/RRF	3,500	07/01/2005
B15600	NEW CONSTR	149,066	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2384/0792	8/13/2020	WD	U	I	11	100			
GRANTOR: OFFERPAD SPVBORROWER1									
GRANTEE: CLARKE KENT K									
2343/0017	2/28/2020	WD	Q	I	01	230,100			
GRANTOR: TAYLOR BRANDON V									
GRANTEE: OFFERPAD SPVBORROWE									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W30 FSP=[YR=2006] W14 S10 E11 U3 R3 N7\$ S7 L3 D3 W11 S47 E12 FOP=[YR=2006] S2 E6 N11 W5 S9 W1\$ E1 N9 E11 FGR=[YR=2006] S18 E20 N21 W17 D3 L3 \$ R3 U3 E17 N45\$.									