



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

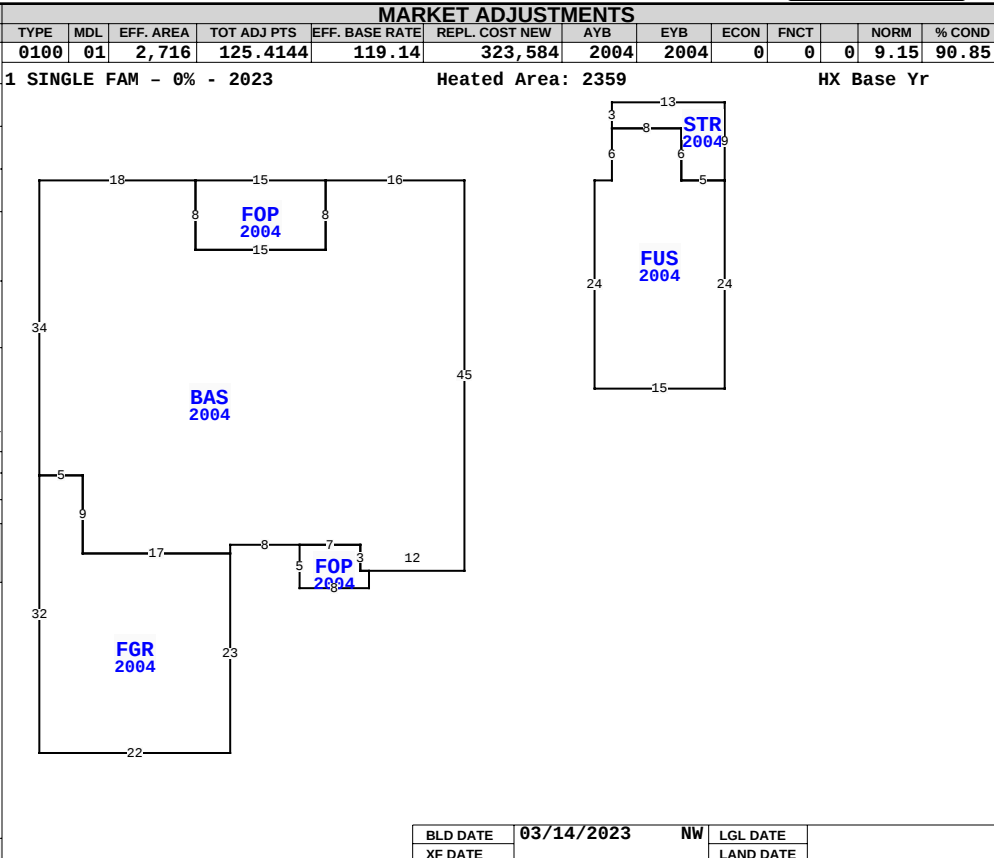
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	211,174
FGR	551	55	303	32,796
FOP	37	30	11	1,191
FOP	120	30	36	3,897
FUS	408	100	408	44,161
STR	69	10	7	758

TOTALS	3,136		2,716	293,976
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	748.00	SF	5.20	5.20	
2	0825	BRICK	0	0	36	3	108.00	SF	12.50	12.50	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	



86477 SAND HICKORY TRL, YULEE											
BLD DATE			03/14/2023			NW			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,976	
TOTAL MARKET OB/XF VALUE		7,643	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		356,619	
SOH/AGL Deduction		0	
ASSESSED VALUE		356,619	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		356,619	
TOTAL JUST VALUE		356,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002397	REPAIR/RRF	18,174	02/11/2022
B0412213	NEW CONSTR	1,000	01/01/2004
M047817	H/AC	0	01/01/2004
B0311840	NEW CONSTR	201,000	10/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2563/0278	5/12/2022	WD	Q	I	01	400,000			
GRANTOR: JONES MARK & KIMBERLY									
GRANTEE: NAUMOWICZ ROBERT JO									
1475/0309	1/30/2007	WD	Q	I		279,900			
GRANTOR: MATTAMY (JACKSONVILLE									
GRANTEE: JONES MARK & KIMBER									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W16 FOP=[YR=2004] W15 S8 E15 N8\$ S8 W15 N8 W18 S34 FGR=[YR=2004] S32 E22 N23 W17 N9 W5\$ E5 S9 E17 N1 E8 FOP=[YR=2004] S5 E8 N2 W1 N3 W7\$ E7 S3 E12 N45\$ PTR=E15 FUS=[YR=2004] E2 N6 STR=[YR=2004] N3 E13 S9 W5 N6 W8\$ E8 S6 E5 S24 W15 N24\$ W15\$.											

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	0		RSF-2	0.00	0.00	1.00	LT	