

LOUDERMILK CHRISTINA M & TROY A
86467 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0091-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
12 HARDWOOD 20
03 CENTRAL 100
04 AIR DUCTED 100
4 100
3 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

06 Quality Level 06
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4047.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS2,3701002,370250,669
FGR4205523124,432
FOP18130545,712
FSP18040727,615
FST2455131,375

TOTALS3,1752,740289,803

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,740122.5440116.42318,99120042004009.1590.85

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

289,80312,46055,000357,263109,005248,25850,000198,258357,2630344,544

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2263/10313/22/2019WDQI01261,500

GRANTOR: *CONFIDENTIAL*

GRANTEE: LOUDERMILK CHRISTIN

1586/00779/22/2008WDQI254,000

GRANTOR: CH CONSTRUCTION INC

GRANTEE: CONFIDENTIAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N5 FSP=[YR=2004] N10 W18 S10 E18\$ W18 N10 W18 S50 FGR=[YR=2004] S21 E20 N5 FOP=[YR=2004] E27 N5 W10 N4 W6 S2 W11 S7\$ N16 W7 FST=[YR=2004] N6 W4 S6 E4\$ W13\$ E9 N6 E4 S6 E7 S9 E11 N2 E6 S4 E13 N46\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

EXTRA FEATURES

86467 SAND HICKORY TRL, YULEE

BLD DATEXF DATEINC DATE03/14/2023NWLG L DATELAND DATEAG DATE

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200420043883,080

20811CONCRETE B01000656.00SF5.205.20100200420043842,865

30476VF 6 SBPL01000234.00LF32.0032.00100201420143876,515

LAND DESCRIPTION

TOTAL OB/XF12,460

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS