

WADLEY ROBERT H
86433 SAND HICKORY TRAIL
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7191001,719182,251

FGR4475524626,081

FOP31309954

PTO10455531

TOTALS2,3011,979209,817

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000754.00SF5.205.20100200420043843,293

MARKET ADJUSTMENTS

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

0100011,979122.8430116.70230,94920042004009.1590.85

1 SINGLE FAM - 100% - 2017Heated Area: 1719HX Base Yr 2017

PTO 2004

BAS 2004

FOP 2004

FGR 2004

BLD DATEXF DATEINC DATE03/14/2023NWLAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE209,817

TOTAL MARKET OB/XF VALUE3,293

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE268,110

SOH/AGL Deduction91,233

ASSESSED VALUE176,877

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE126,877

TOTAL JUST VALUE268,110

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE258,805

PERMIT NUMDESCRIPTIONAMTISSUED

B0412190NEW CONSTR138,00001/01/2004

R045763REPAIR/RRF1,50001/01/2004

P047533NEW CONSTR001/01/2004

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2081/109410/31/2016WDQI01187,500

GRANTOR:RAY DAVID H

GRANTEE:WADLEY ROBERT H

1232/16595/24/2004WDQI152,000

GRANTOR:MATTAMY (JACKSONVILLE)

GRANTEE:RAY DAVID H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PT0=[YR=2004] N8 W13 S8 E13\$ W28 S33
FGR=[YR=2004] S25 E19 N18 W4 N7 W15\$ E15 S7 E8 FOP=[YR=2004]
S3 E11 N1 W1 N2 W10\$ E10 S2 E12 N42\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

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

REVIEW DATE 05/12/2019BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS