

LOWSTETTER WILLIAM
86361 SAND HICKORY TRL
YULEE, FL 32097

42-2N-27-435H-0219-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0310

Above Avg 100
Gable/Hip 100

RooF Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411

CARPET 70
CLAY TILE 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

00

1. 100
0 100
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

1,776

100

1,776

199,655

FGR

440

55

242

27,205

FOP

234

30

70

7,870

FOP

237

30

71

7,981

TOTALS

2,687

2,159

242,711

EXTRA FEATURES

86361 SAND HICKORY TRL, YULEE

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0811

CONCRETE B

0 0

0 0

654.00 SF

5.20

5.20

100

2008

2008

3

89

3,027

2

0810

CONCRETE A

0 0

21 3

63.00 SF

6.50

6.50

100

2008

2008

3

89

364

LAND DESCRIPTION

TOTAL OB/XF

3,391

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0

RSF-2

0.00

0.00

1.00 LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDD

0100012,159127.2383120.88260,98020082008007.0093.00

HEATED AREA: 1776HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE242,711

TOTAL MARKET OB/XF VALUE3,391

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE301,102

SOH/AGL Deduction28,989

ASSESSED VALUE272,113

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE272,113

TOTAL JUST VALUE301,102

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE290,233

PERMIT NUMDESCRIPTIONAMTISSUED

M14023MECH OTHER007/01/2008

E20868ELEC OTHER2,00006/01/2008

C21370CO ISSUED004/01/2008

P13180OTHER004/01/2008

R11233REPAIR/RRF8,00004/01/2008

B21370NEW CONSTR174,76804/01/2008

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2351/11683/21/2020WD Q I 01219,000

GRANTOR: FRITTS JOSEPH R & ELI

GRANTEE: LOWSTETTER WILLIAM

1598/015612/22/2008WD Q I 185,000

GRANTOR: STANDARD PACIFIC OF J

GRANTEE: FRITTS JOSEPH R & E

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W27 S7 BAS=[YR=2008] W23 S39 FOP=[YR=2008]
S11 E21 N7 W3 N7 W5 S3 W13\$ E13 N3 E5 S7 E12 FGR=[YR=2008]
S10 E20 N22 W20 S12\$ N12 E20 N31 W14 S5 W7 U5 L5 W1\$ E1 RS
D5 E7 N5 E14 N7\$.