



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 Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,395	100	2,395	258,646
FGR	642	55	353	38,122
FOP	34	30	10	1,080
FSP	167	40	67	7,236
TOTALS	3,238		2,825	305,084

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	
3	0812	CONCRETE C	0 100	0	0	1,110.00	SF	4.00	

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,825	123.0960	116.94	330,356	2007	2007	0	0	92.35

1 SINGLE FAM - 100% - 2019

Heated Area: 2395

HX Base Yr 2019

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: BAS 2007, FSP 2007, FOP 2007, and FGR 2007. The layout is defined by a series of connected line segments with numerical dimensions. The top section includes a horizontal segment of 18 units, followed by a vertical segment of 10 units, and another horizontal segment of 13 units. A vertical segment of 3 units connects this to a horizontal segment of 14 units, which then leads to a vertical segment of 46 units. The right side of the plan features a long vertical segment of 50 units. The bottom section includes a horizontal segment of 10 units, a vertical segment of 20 units, and a horizontal segment of 10 units. A vertical segment of 12 units connects this to a horizontal segment of 21 units. The left side of the bottom section includes a horizontal segment of 11 units, a vertical segment of 4 units, and a horizontal segment of 6 units. The central area is labeled FGR 2007. The top area is labeled FSP 2007. The bottom-left area is labeled FOP 2007. The large central area is labeled BAS 2007.

BLD DATE	03/14/2023	NW	LGL DATE
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86263 SAND HICKORY TRL, YULEE									
TOTAL OB/XF 7,831									

TOTAL OB/XF									
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

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					305,084				
TOTAL MARKET OB/XF VALUE					7,831				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					367,915				
SOH/AGL Deduction					168,897				
ASSESSED VALUE					199,018				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					149,018				
TOTAL JUST VALUE					367,915				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					354,310				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18716	ELEC OTHER	2,000	01/01/2007
M12411	OTHER	0	01/01/2007
P11687	OTHER	0	11/01/2006
C18741	CO ISSUED	0	10/01/2006
B18741	NEW CONSTR	212,982	10/01/2006
R09837	REPAIR/RRF	3,900	10/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/1529	9/16/2020	QC	U	I	11	100			
GRANTOR: IVEY SHIRLEY									
GRANTEE: IVEY CHRISTOPHER L									
2203/1565	5/31/2018	WD	Q	I	02	260,000			
GRANTOR: GUINN PATRICIA M									
GRANTEE: IVEY SHIRLEY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] W18 S10 E3 N1 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E11 FOP=[YR=2007] S1 E8 N3 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E11 FGR=[YR=2007] S12 E21 N2 E10 N20 W10 S1 W10 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E10 N50\$.									