



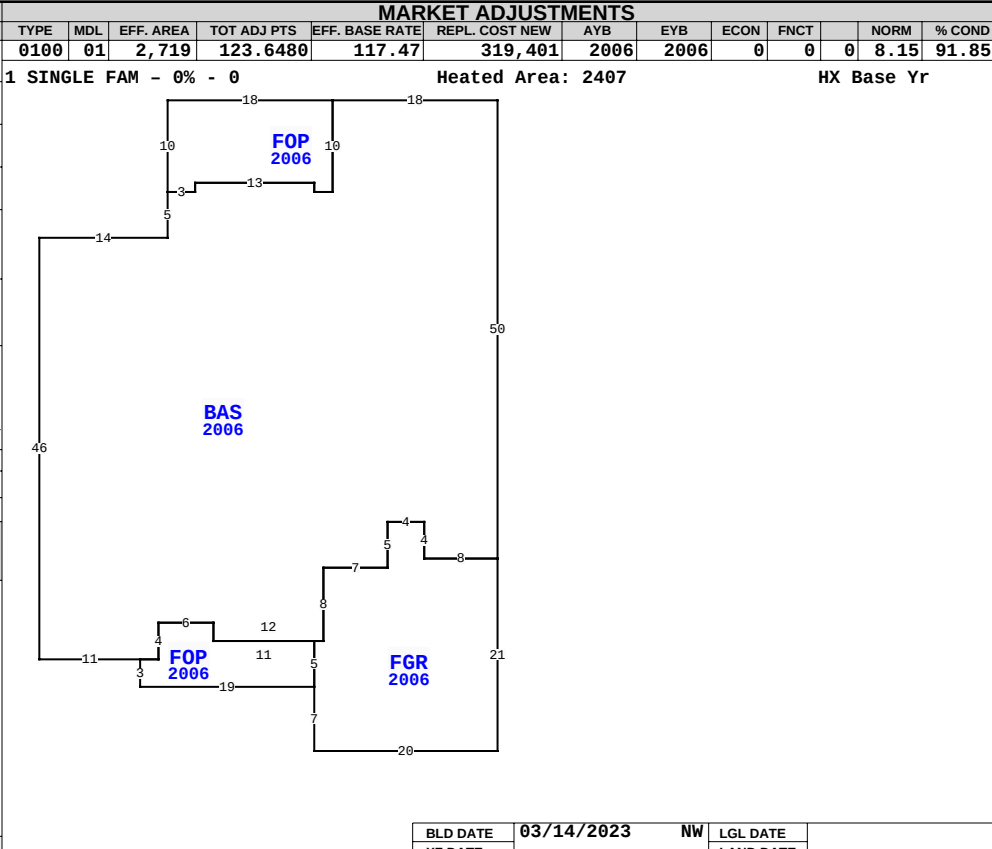
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	2,407	100	2,407	259,706
FGR	420	55	231	24,924
FOP	103	30	31	3,345
FOP	167	30	50	5,395
TOTALS	3,097		2,719	293,370

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0	0	0	96.00	SF	10.00	
3	0811	CONCRETE B	0	0	0	660.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00



86245 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
6,971									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			293,370
TOTAL MARKET OB/XF VALUE			6,971
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			355,341
SOH/AGL Deduction			19,225
ASSESSED VALUE			336,116
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,116
TOTAL JUST VALUE			355,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11140	H/AC	0	02/01/2006
C0516788	CO ISSUED	174,180	11/01/2005
B0516554	FOUNDATION	3,500	11/01/2005
B0516788	NEW CONSTR	174,180	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2494/0378	9/01/2021	WD Q	I	I	01
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: RM1 SFR PROPCOA LP					
2465/0698	5/25/2021	WD U	I	I	37
GRANTOR: WELSCH JEFFREY A & CA					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E3 N1 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E11 FOP=[YR=2006] S3 E19 FGR=[YR=2006] S7 E20 N21 W8 N4 W4 S5 W7 S8 W1 S5\$ N5 W11 N2 W6 S4 W2\$ E2 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N50\$.									