



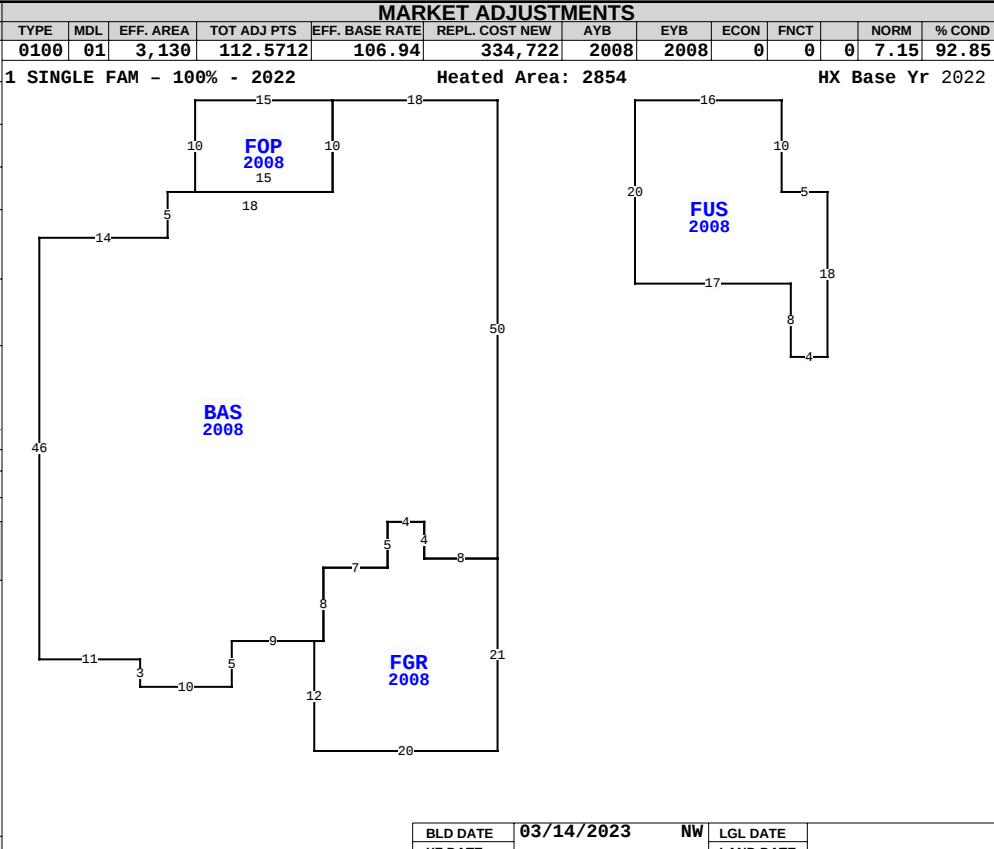
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,452	100	2,452	243,468
FGR	420	55	231	22,937
FOP	150	30	45	4,468
FUS	402	100	402	39,916
TOTALS	3,424		3,130	310,789

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



86217 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,349											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										310,789	
TOTAL MARKET OB/XF VALUE										5,349	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										371,138	
SOH/AGL Deduction										80,397	
ASSESSED VALUE										290,741	
TOTAL EXEMPTION VALUE										105,000	
BASE TAXABLE VALUE										185,741	
TOTAL JUST VALUE										371,138	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										357,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20867	ELEC OTHER	2,000	06/01/2008
M13882	MECH OTHER	0	06/01/2008
C21167	C0 ISSUED	0	03/01/2008
R11077	REPAIR/RRF	9,000	03/01/2008
B21167	NEW CONSTR	224,664	03/01/2008
P13099	OTHER	0	03/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2442/1095	3/12/2021	WD	Q	I	01	317,000			
GRANTOR: JOHNSON JULIA M CRUM									
GRANTEE: CHANDLER CARTER & M									
2114/1807	4/17/2017	WD	Q	I	01	262,500			
GRANTOR: SHERMAN MATTHEW B & J									
GRANTEE: CRUM JULIA MARGARET									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10\$ S10 W18 S5 W14 S46 E11 S3 E10 N5 E9 FGR=[YR=2008] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1\$ E1 N8 E7 N5 E4 S4 E8 N50\$ PTR= E15 FUS=[YR=2008] E16 S10 E5 S18 W4 N8 W17 N20\$ W15\$.											