



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	175,210
FGR	440	55	242	26,368
FOP	33	30	10	1,089
PTO	130	5	6	654

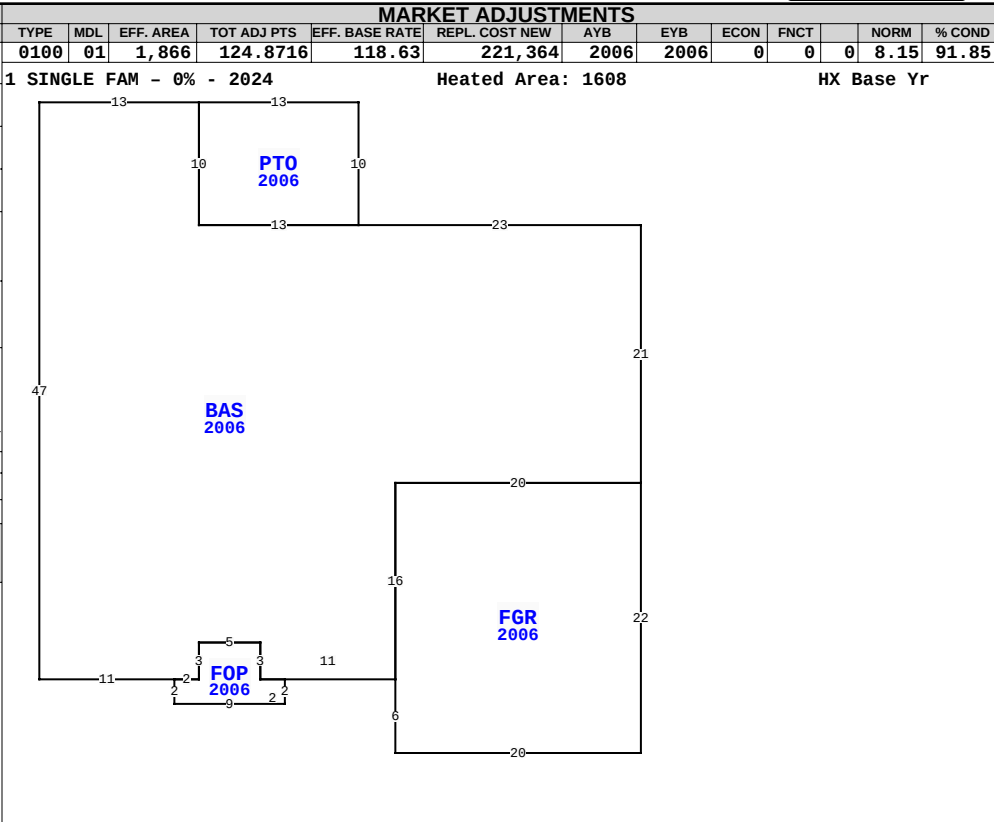
TOTALS	2,211		1,866	203,323
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EXTRA FEATURES

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	658.00	SF	5.20	5.20	100	2006	2006	3	87	2,977	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86139 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 6,568																
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NASSAU COUNTY PROPERTY VALUATION SUMMARY										PAGE 1 of 1		4	
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										203,323			
TOTAL MARKET OB/XF VALUE										6,568			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										264,891			
SOH/AGL Deduction										0			
ASSESSED VALUE										264,891			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										264,891			
TOTAL JUST VALUE										264,891			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										255,852			
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
C0515976				CO ISSUED				0				04/01/2005	
B0515976				NEW CONSTR				0				04/01/2005	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2673/1737		10/09/2023		QC	U	I	11	100					
GRANTOR: SCHAFFNER MARY ELLEN													
GRANTEE: BARGAS JOSPHINO													
2486/1978		8/10/2021		FJ	U	I	11	0					
GRANTOR: HATFIELD GEORGE EST													
GRANTEE: SCHAFFNER MARGIE ES													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2006] W23 PTO=[YR=2006] N10 W13 S10 E13\$ W13 N10 W13 S47 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W20 S16\$ N16 E20 N21\$.													