



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	08	SHT VINYL 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
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	189,938
FGR	440	55	242	25,939
FOP	61	30	18	1,930
FOP	210	30	63	6,753
TOTALS	2,483		2,095	224,560

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	657.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	
3	0479	VF PICKET	0	100	0	0	174.00	LF	10.00	10.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	150.00	150.00	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,095	122.8430	116.70	244,486	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2007 Heated Area: 1772 HX Base Yr 2007											

86131 SAND HICKORY TRL, YULEE											
BLD DATE				03/14/2023				NW			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

TOTAL OB/XF											
5,172											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		224,560	
TOTAL MARKET OB/XF VALUE		5,172	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		284,732	
SOH/AGL Deduction		130,447	
ASSESSED VALUE		154,285	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		99,285	
TOTAL JUST VALUE		284,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11436	MECH OTHER	0	04/01/2006
C0516790	CO ISSUED	134,092	11/01/2005
B0516555	FOUNDATION	3,500	11/01/2005
B0516790	NEW CONSTR	134,092	11/01/2005

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2638/1609	3/29/2023	WD	U	I	11	100				
GRANTOR: IVANOVIC NICOLA & SIG										
GRANTEE: IVANOVIC FAMILY TRU										
1448/1402	10/02/2006	WD	Q	I		231,600				
GRANTOR: COPPENBARGER HOMES										
GRANTEE: IVANOVIC NICOLA & S										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W23 FOP=[YR=2006] N7 W27 S6 E15 S5 E7 R4 U4 E1\$ W1 D4 L4 W7 N5 W15 S32 FGR=[YR=2006] S22 E20 N22 W20\$ E20 S11 E10 FOP=[YR=2006] S2 E9 N6 W2 N3 W5 S7 W2\$ E2 N7 E5 S3 E13 N38\$.											