



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,395	100	1,395	157,317
FGR	424	55	233	26,276
FOP	54	30	16	1,804
FOP	116	30	35	3,947
TOTALS	1,989		1,679	189,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,679	129.9500	123.45	207,273	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2021 Heated Area: 1395 HX Base Yr 2021											
86117 SAND HICKORY TRL, YULEE											
BLD DATE 03/14/2023 NW LGL DATE 08/08/2007 JM AG DATE 08/08/2007 JM											

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
1	0855	CONC PAVER	0	100	0	0		138.00	SF 7.00	100	2005	2005	3	86
2	0811	CONCRETE B	0	100	0	0		663.00	SF 5.20	100	2005	2005	3	86
3	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	100	2007	2007	3	72
4	0476	VF 6 SBPL	0	100	0	0		200.00	LF 32.00	100	2007	2007	3	72

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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		189,344	
TOTAL MARKET OB/XF VALUE		8,620	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		252,964	
SOH/AGL Deduction		66,168	
ASSESSED VALUE		186,796	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		136,796	
TOTAL JUST VALUE		252,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15132	NEW CONSTR	108,856	02/06/2006
E0515052	ELEC OTHER	2,000	05/01/2005
M0509696	H/AC	0	05/01/2005
R07571	REPAIR/RRF	3,500	04/01/2005
P09190	OTHER	0	03/01/2005
B14751	FOUNDATION	3,500	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0869	8/12/2020	WD	Q	I	02	198,000
GRANTOR: ZERKEL RYAN & CAITLIN						
GRANTEE: CARTER PAUL W						
1867/1169	6/28/2013	WD	Q	I	02	155,000
GRANTOR: ANDERSON KARI E & ROB						
GRANTEE: ZERKEL RYAN & CAITL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8\$ S8 W14 N6 W2 N2 W6 S2 W2 S29 FOP=[YR=2005] S7 E9 N4 W3 N3 W6\$ E6 S3 E3 S7 E11 FGR=[YR=2005] S19 E20 N22 W2 S2 W8 N2 W10 S3\$ N3 E10 S2 E8 N2 E2 N38\$.														