



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,495	100	2007	2,495	282,355
FGR	412	55	2007	227	25,690
FOP	167	30	2007	50	5,659
FOP	181	30	2007	54	6,111
PTO	70	5	2007	4	453
TOTALS	3,325			2,830	320,266

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20
4	0476	VF 6 SBPL	0	100	0	0	94.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,830	123.2064	123.21	348,684	2007	2007	0	0
1 SINGLE FAM - 100% - 2023 Heated Area: 2495 HX Base Yr 2023									
86268 SAND HICKORY TRL, YULEE									

TOTAL OB/XF									
8,030									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20
4	0476	VF 6 SBPL	0	100	0	0	94.00	LF	32.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					320,266				
TOTAL MARKET OB/XF VALUE					8,030				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					383,296				
SOH/AGL Deduction					6,573				
ASSESSED VALUE					376,723				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					326,001				
TOTAL JUST VALUE					383,296				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					369,063				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12328	MECH OTHER	0	12/01/2006
E18300	ELEC OTHER	2,000	11/01/2006
P11685	OTHER	0	11/01/2006
C18632	CO ISSUED	0	10/01/2006
B18632	NEW CONSTR	215,094	10/01/2006
R09780	REPAIR/RRF	3,500	10/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2585/0899	8/17/2022	WD	Q	I	01	440,000			
GRANTOR: PARRISH DONALD S & LA									
GRANTEE: DARE JOHN H III & O									
2146/1086	9/07/2017	WD	Q	I	01	247,500			
GRANTOR: FORGAC JOZEF & MARTA									
GRANTEE: PARRISH DONALD S &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] W14 FOP=[YR=2007] N10 W18 BAS=[YR=2007] W18 S55 FGR=[YR=2007] S20 E20 N9 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N4 W6 N4W4 S4W9\$ E9 N4 E4 S4 E6 S4 E12 N2 E6 S4 E13 N46 W14 N5 W3 N1 W13 S1 W2 N10\$ S10 E2 N1 E13 S1 E3 \$ S5 E14 N5\$.									