



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 70		0100	01	2,747	123.6480	123.65	339,667	2007	2007	0	0	0	8.15	91.85	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2024										Heated Area: 2419				HX Base Yr															
Roof Structur	03	GABLE/HIP 100																Tax Group: 4		Tax Dist:													
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE		311,984													
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		90,349													
Interior Floo	12	HARDWOOD 60																TOTAL LAND VALUE - MARKET		55,000													
Interior Floo	14	CARPET 40																TOTAL MARKET VALUE		457,333													
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		0													
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		457,333													
Bedrooms	4	100																TOTAL EXEMPTION VALUE		13		457,333											
Bathrooms	3	100																BASE TAXABLE VALUE		0													
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE		457,333													
Stories	1.	1. 100																NCON VALUE		0													
Units	0	100																INCOME VALUE															
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE		445,902													
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	2,419	100	2007	2,419	274,732																												
FGR	408	55	2007	224	25,441																												
FOP	167	30	2007	50	5,679																												
FOP	181	30	2007	54	6,133																												
TOTALS		3,175			2,747	311,984	86188 SAND HICKORY TRL, YULEE										BLD DATE		03/14/2023		NW		LGL DATE										
							XF DATE		07/30/2007		JM		LAND DATE																				
							INC DATE						AG DATE																				
EXTRA FEATURES						86188 SAND HICKORY TRL, YULEE										ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES					
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																
1	0500	FP-PRE FAB		0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150																
2	0811	CONCRETE B		0	100	0	0	1,190.00	SF	5.20	5.20	100	2022	2022	3	99	6,126																
3	0811	CONCRETE B		0	100	0	0	664.00	SF	5.20	5.20	100	2007	2007	3	87	3,004																
4	0861	POOL GUNIT		0	100	0	0	444.00	SF	85.00	85.00	100	2022	2022	3	95	35,853																
5	0911	SCRN RM A		0	100	0	0	1,360.00	SF	17.50	17.50	100	2022	2022	3	93	22,134																
6	0871	POOL HTR R		0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860																
7	0855	CONC PAVER		0	100	0	0	916.00	SF	10.00	10.00	100	2022	2022	3	99	9,068																
8	0462	ST/AL FNC		0	100	0	0	336.00	SF	10.00	10.00	100	2022	2022	3	95	3,192																
9	0476	VF 6 SBPL		0	100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	98	5,080																
10	0470	VNYL GATE		0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882																
LAND DESCRIPTION						TOTAL OB/XF										90,349																	
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES		100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000															
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