



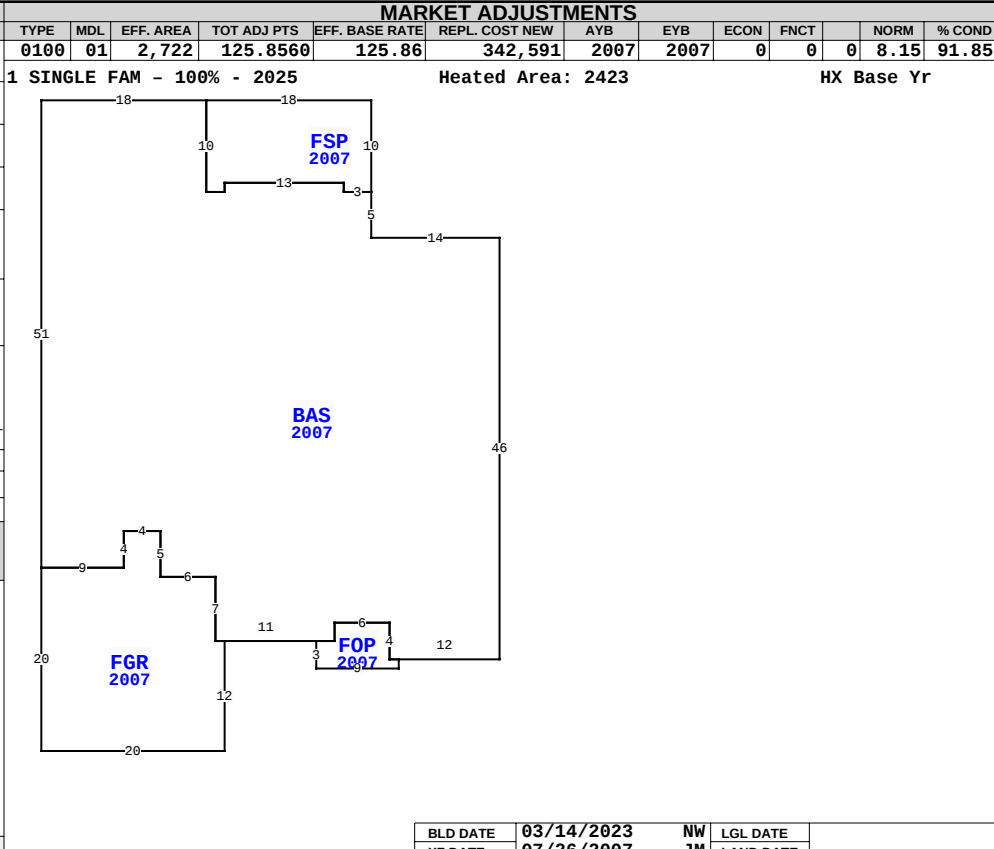
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	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	2,423	100	2007	2,423	280,105
FGR	402	55	2007	221	25,548
FOP	37	30	2007	11	1,271
FSP	167	40	2007	67	7,746
TOTALS	3,029			2,722	314,670

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	
2	0855	CONC PAVER	0	100	0	0	81.00	SF 10.00	
3	0811	CONCRETE B	0	100	0	0	676.00	SF 5.20	



86178 SAND HICKORY TRL, YULEE					XF DATE	07/26/2007		JM	LAND DATE	
					INC DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
81.00	SF	10.00	10.00	100	2007	2007	3	87	705	
676.00	SF	5.20	5.20	100	2007	2007	3	87	3,058	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,670	
TOTAL MARKET OB/XF VALUE		6,913	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		376,583	
SOH/AGL Deduction		0	
ASSESSED VALUE		376,583	
TOTAL EXEMPTION VALUE		13	376,583
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		376,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18506	ELEC OTHER	2,000	12/01/2006
M12327	MECH OTHER	0	12/01/2006
C18618	CO ISSUED	0	10/01/2006
B18618	NEW CONSTR	199,782	10/01/2006
P11667	OTHER	0	10/01/2006
R09773	REPAIR/RRF	3,500	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0141	1/11/2022	QC	U	I	11	100
GRANTOR: JENNINGS BENNIE						
GRANTEE: JENNINGS BENNIE A &						
1564/1684	5/05/2008	WD	Q	I		249,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: JENNINGS BENNIE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 N5 FSP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N12 W1 N7 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S7 E11 FOP=[YR=2007] S3 E9 N1W1 N4W6 S2 W2\$ E2 N2 E6 S4 E12 N46\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00
TOTAL OB/XF 6,913									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		