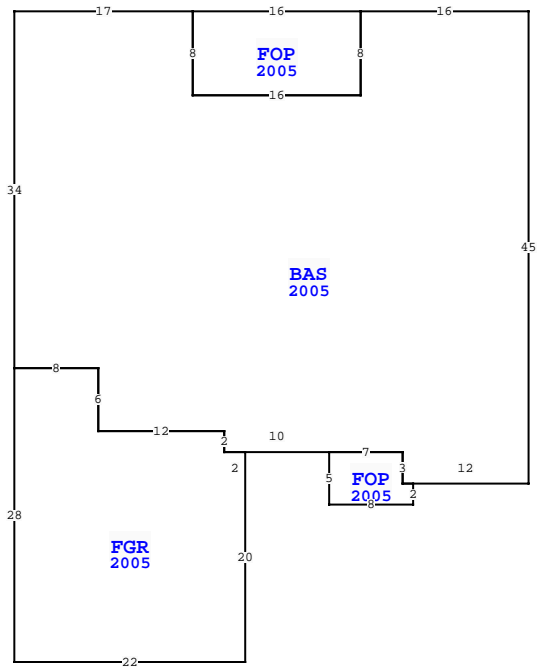




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2005	1,878	209,585
FGR	528	55	2005	290	32,364
FOP	37	30	2005	11	1,227
FOP	128	30	2005	38	4,241
TOTALS	2,571			2,217	247,417

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,217	122.8430	122.84	272,336	2005	2005	0	0	0	9.15 90.85
1 SINGLE FAM - 100% - 2024 Heated Area: 1878 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			247,417
TOTAL MARKET OB/XF VALUE			3,320
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			305,737
SOH/AGL Deduction			2,446
ASSESSED VALUE			303,291
TOTAL EXEMPTION VALUE	VX HX HB	55,722	
BASE TAXABLE VALUE			247,569
TOTAL JUST VALUE			305,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09314	MECH OTHER	0	02/01/2005
E0514119	ELEC OTHER	2,000	02/01/2005
P0508905	OTHER	0	02/01/2005
R046941	NEW CONSTR	1,500	12/01/2004
B0414163	NEW CONSTR	176,125	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1223	7/28/2023	WD Q	Q	I	01	382,000
GRANTOR: CAMPBELL FAMILY TRUST						
GRANTEE: FONVILLE MATTHEW E						
1719/0001	12/30/2010	WD U	U	I	11	147,000
GRANTOR: DARI HOMES LLC &						
GRANTEE: CAMPBELL ROBERT G &						

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	OB/XF MKT VALUE	NOTES	
1	0811	CONCRETE B	0	100	0	0		760.00	SF	5.20				5.20	3,320	

86088 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS
 BAS=[YR=2005] W16 FOP=[YR=2005] W16 S8 E16 N8\$ S8 W16 N8 W17
 S34 FGR=[YR=2005] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2
 E10 FOP=[YR=2005] S5 E8 N2 W1 N3 W7\$ E7 S3 E12 N45\$.

LAND DESCRIPTION												TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							