



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	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	2,407	100	2006	2,407	264,603
FGR	420	55	2006	231	25,394
FOP	167	30	2006	50	5,497
FOP	181	30	2006	54	5,936
TOTALS	3,175			2,742	301,429

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0911	SCRN RM A	0	100	0	0	918.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	978.00	SF	10.00
5	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20

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		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		NORM	% COND
0100	01	2,742	120.3360	120.34	329,972	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2020 Heated Area: 2407 HX Base Yr 2020												
TOTALS	3,175			2,742	301,429							

86028 SAND HICKORY TRL, YULEE											XF DATE		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	2006	2006	3	89	3,115					
918.00	SF	17.50	17.50	100	2006	2006	3	24	3,856					
288.00	SF	85.00	85.00	100	2006	2006	3	40	9,792					
978.00	SF	10.00	10.00	100	2006	2006	3	86	8,411					
656.00	SF	5.20	5.20	100	2006	2006	3	86	2,934					

TOTAL OB/XF													28,108		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										301,429		
TOTAL MARKET OB/XF VALUE										28,108		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										384,537		
SOH/AGL Deduction										106,058		
ASSESSED VALUE										278,479		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										227,757		
TOTAL JUST VALUE										384,537		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										372,654		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17703	CARPORT	10,718	05/01/2006
B17593	SWIM POOL	25,000	04/01/2006
M10013	MECH OTHER	0	07/01/2005
E0514963	ELEC OTHER	2,000	05/01/2005
P0509445	OTHER	0	05/01/2005
C14982	CO ISSUED	175,050	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1947	9/18/2019	WD	Q	I	02	284,900	
GRANTOR: WAITES CHARLES G & ME							
GRANTEE: MARSH ARNDRE R & CH							
1804/1809	7/27/2012	WD	Q	I	02	225,000	
GRANTOR: MCDUGAL ROBERTA L							
GRANTEE: WAITES CHARLES GREG							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W14 N5 FOP=[YR=2006] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N46\$.									