LOT 145
HICKORY VILLAGE #1 PB 6/369

SUNBELT INVESTORS ASSET CO LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

42-2N-27-435H-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

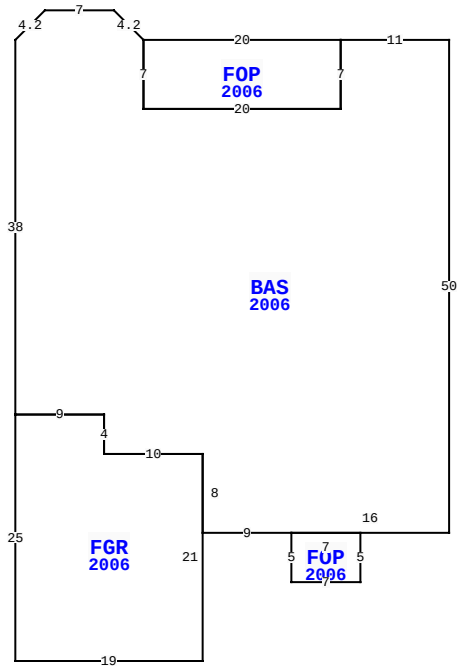
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,902	100	2006	1,902	211,485
FGR	435	55	2006	239	26,575
FOP	35	30	2006	10	1,112
FOP	140	30	2006	42	4,670
TOTALS	2,512			2,193	243,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	121.7160	121.72	266,932	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1902 HX Base Yr



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

86016 CHERRY LAUREL WAY, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,842
TOTAL MARKET OB/XF VALUE	4,958
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	303,800
SOH/AGL Deduction	0
ASSESSED VALUE	303,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,800
TOTAL JUST VALUE	303,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10206	MECH OTHER	0	08/01/2005
E0514970	ELEC OTHER	2,000	05/01/2005
P0509497	OTHER	0	05/01/2005
C14987	CO ISSUED	140,888	04/01/2005
R07452	REPAIR/RRF	3,500	04/01/2005
B14980	FOUNDATION	3,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1874	5/05/2022	SW	U	I	30	319,800
GRANTOR: ARVM 5 LLC						
GRANTEE: SUNBELT INVESTORS A						
2475/1161	6/28/2021	WD	U	I	30	260,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2006] W20 S7 E20 N7$ S7 W20 N7 U3 L3 W7 L3 D3 S38 FGR=[YR=2006] S25 E19 N21 W10 N4 W9$ E9 S4 E10 S8 E9 FOP=[YR=2006] S5 E7 N5 W7$ E16 N50$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	147.00	SF	10.00	10.00	100	2006	2006	3	86	1,264	
2	0811	CONCRETE B	0	0	0	0	826.00	SF	5.20	5.20	100	2006	2006	3	86	3,694	

LAND DESCRIPTION

TOTAL OB/XF 4,958

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS