



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
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	1,923	100	2006	1,923	220,876
FGR	528	55	2006	290	33,310
FOP	39	30	2006	12	1,379
FOP	128	30	2006	38	4,364
TOTALS	2,618			2,263	259,929

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	772.00	SF	5.20
3	1076	TRELLIS A	0	0	10	15	150.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		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	2,263	126.2240	126.22	285,636	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1923 HX Base Yr												
BAS 2006												
FGR 2006												
FOP 2006												

86353 SAND HICKORY TRL, YULEE									
BLD DATE 03/14/2023 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,929	
TOTAL MARKET OB/XF VALUE		7,332	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		322,261	
SOH/AGL Deduction		0	
ASSESSED VALUE		322,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		322,261	
TOTAL JUST VALUE		322,261	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		310,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11507	MECH OTHER	0	05/01/2006
C17529	CO ISSUED	143,362	04/01/2006
B17529	NEW CONSTR	143,362	04/01/2006
E17190	ELEC OTHER	2,000	04/01/2006
P10983	OTHER	0	04/01/2006
R09153	REPAIR/RRF	3,500	04/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2574/0772	5/18/2022	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: FKH SFR PROPCO K LP					
2538/0446	2/04/2022	WD	U	I	37
GRANTOR: DESROCHES STEVEN A JR					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7\$ E7 S3 E13 N45\$.									