

SWARTZ DONALD H & LAURA A
86273 SAND HICKORY TRAIL
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		16		WD FR STUC 100		0100		01		2,349		120.5890		120.59		283,266		2006		2006		0		0		9.00		91.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021								Heated Area: 2005										HX Base Yr 2021		Tax Group: 4					Tax Dist:							
Roof Cover		05		COMP SHNGL 100																										BUILDING MARKET VALUE					257,772					
Interior Wall		03		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					3,341					
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					55,000					
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					316,113					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					83,429					
Heating Type		05		HOT WATER 100																										ASSESSED VALUE					232,684					
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,722					
Bathrooms				2 100																										BASE TAXABLE VALUE					181,962					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					316,113					
Stories		1.		1. 100																										NCON VALUE					0					
Units		00		0 100																										INCOME VALUE										
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					304,606					