



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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2006	2,407	271,881
FGR	420	55	2006	231	26,092
FOP	103	30	2006	31	3,501
FOP	167	30	2006	50	5,648
TOTALS	3,097			2,719	307,122

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	0	0	0	96.00	SF	10.00	10.00	100	2006	2006	3	86	826	
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	86	2,952	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	123.6480	123.65	336,204	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 0% - 0												
Heated Area: 2407												
HX Base Yr												
86245 SAND HICKORY TRL, YULEE												
BLD DATE 03/14/2023 NW LGL DATE												
XF DATE												
INC DATE												
LAND DATE												
AG DATE												

TOTAL OB/XF												
6,893												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,122	
TOTAL MARKET OB/XF VALUE		6,893	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		369,015	
SOH/AGL Deduction		0	
ASSESSED VALUE		369,015	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		369,015	
TOTAL JUST VALUE		369,015	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		355,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11140	H/AC	0	02/01/2006
C0516788	CO ISSUED	174,180	11/01/2005
B0516554	FOUNDATION	3,500	11/01/2005
B0516788	NEW CONSTR	174,180	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0378	9/01/2021	WD	Q	I	01	345,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: RM1 SFR PROPCOA LP						
2465/0698	5/25/2021	WD	U	I	37	301,400
GRANTOR: WELSCH JEFFREY A & CA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E3 N1 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E11 FOP=[YR=2006] S3 E19 FGR=[YR=2006] S7 E20 N21 W8 N4 W4 S5 W7 S8 W1 S5\$ N5 W11 N2 W6 S4 W2\$ E2 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N50\$.		