



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

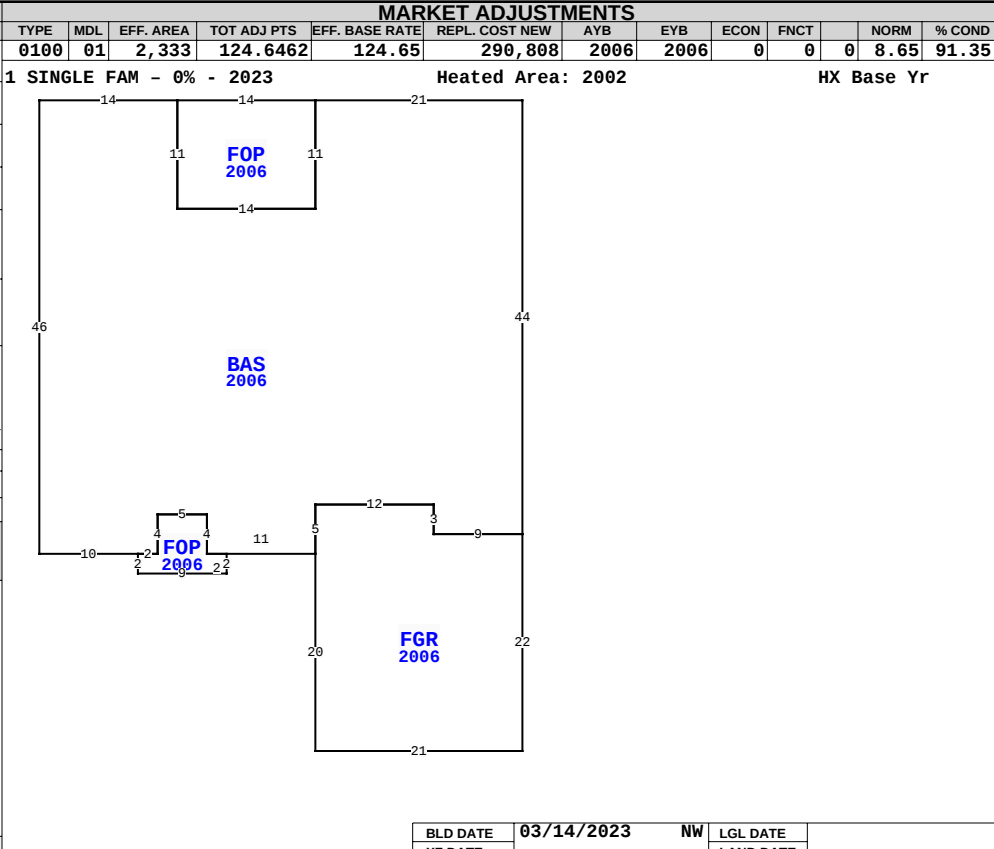
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	2,002	100	2006	2,002	227,963
FGR	498	55	2006	274	31,200
FOP	38	30	2006	11	1,252
FOP	154	30	2006	46	5,238
TOTALS	2,692			2,333	265,653

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	671.00	SF	5.20
2	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50
3	0861	POOL GUNIT	0	0	0	0	360.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	720.00	SF	7.25

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



86223 SAND HICKORY TRL, YULEE									
TOTAL OB/XF 21,626									

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					265,653				
TOTAL MARKET OB/XF VALUE					21,626				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					342,279				
SOH/AGL Deduction					0				
ASSESSED VALUE					342,279				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					342,279				
TOTAL JUST VALUE					342,279				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					331,683				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19596	SWIM POOL	30,000	03/01/2007
C0516109	CO ISSUED	0	04/01/2005
B0516109	NEW CONSTR	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1323	8/29/2022	WD	Q	I	01	378,000
GRANTOR: HAMBY PATRICIA A						
GRANTEE: FKH SFR L LP						
1404/1376	4/17/2006	WD	Q	I		226,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HAMBY ROBERT L & PA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W21 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W14 S46 E10 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E11 FGR=[YR=2006] S20 E21 N22 W9 N3 W12 S5\$ N5 E12 S3 E9 N44\$.									