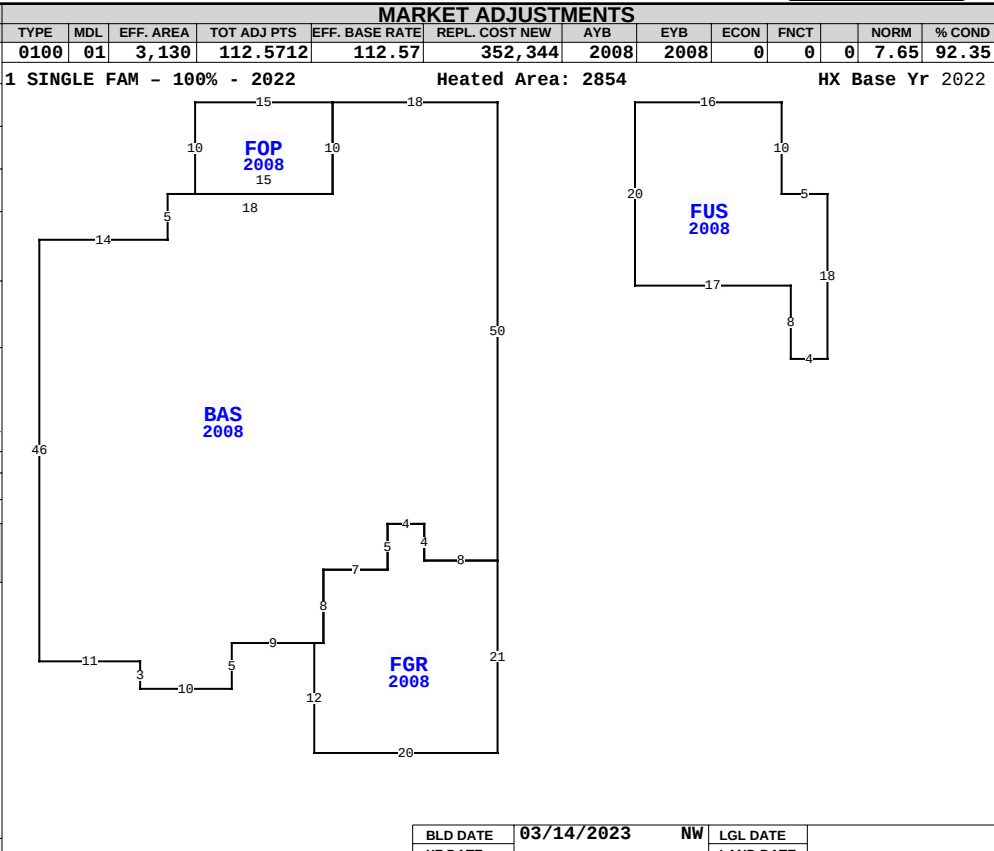




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,452	100	2008	2,452	254,906
FGR	420	55	2008	231	24,015
FOP	150	30	2008	45	4,678
FUS	402	100	2008	402	41,791
TOTALS	3,424			3,130	325,390



06217 SAND HICKORY TRL, YULEE											XF DATE						LAND DATE	
											INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
668.00	SF	5.20	5.20	100	2008	2008	3	88	3,057									
72.00	SF	6.50	6.50	100	2008	2008	3	88	412									
1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820									

LAND DESCRIPTION										TOTAL OB/XF										5,289	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
REVIEW DATE		02/15/2024		BY	KBA		Total Acres: 0.00		Total Land Value: 55,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,390	
TOTAL MARKET OB/XF VALUE		5,289	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		385,679	
SOH/AGL Deduction		86,507	
ASSESSED VALUE		299,172	
TOTAL EXEMPTION VALUE		HX HB SX WX	105,722
BASE TAXABLE VALUE		193,450	
TOTAL JUST VALUE		385,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,138	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20867	ELEC OTHER	2,000	06/01/2008
M13882	MECH OTHER	0	06/01/2008
C21167	CO ISSUED	0	03/01/2008
R11077	REPAIR/RRF	9,000	03/01/2008
B21167	NEW CONSTR	224,664	03/01/2008
P13099	OTHER	0	03/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2442/1095	3/12/2021	WD	Q	I	01	317,000	
GRANTOR: JOHNSON JULIA M CRUM							
GRANTEE: CHANDLER CARTER & M							
2114/1807	4/17/2017	WD	Q	I	01	262,500	
GRANTOR: SHERMAN MATTHEW B & J							
GRANTEE: CRUM JULIA MARGARET							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10\$ S10 W18 S5 W14 S46 E11 S3 E10 N5 E9 FGR=[YR=2008] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1\$ E1 N8 E7 N5 E4 S4 E8 N50\$ PTR= E15 FUS=[YR=2008] E16 S10 E5 S18 W4 N8 W17 N20\$ W15\$.									