



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	4047.00
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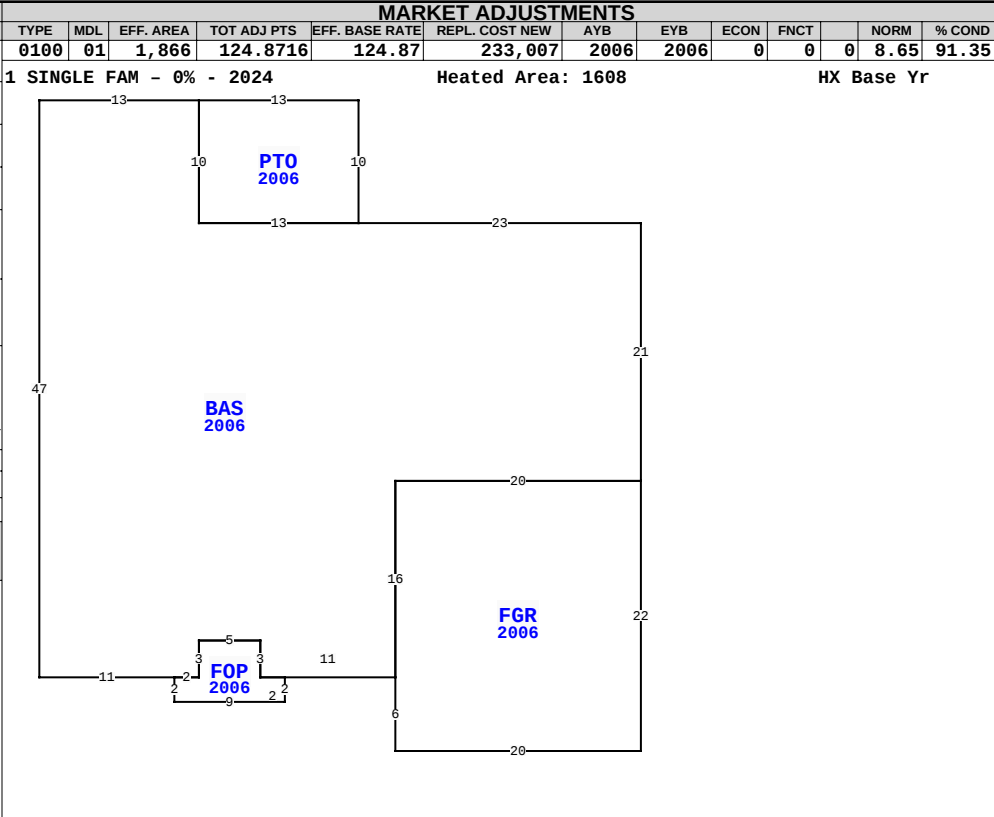
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2006	1,608	183,423
FGR	440	55	2006	242	27,605
FOP	33	30	2006	10	1,141
PTO	130	5	2006	6	684
TOTALS	2,211			1,866	212,852

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0811	CONCRETE B	0	0	0
2	0810	CONCRETE A	0	0	26
3	0500	FP-PRE FAB	0	0	0

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

REVIEW DATE	05/12/2019	BY	KBA
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86139 SAND HICKORY TRL, YULEE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2006	2006	3	86	2,943	
6.50	100	2006	2006	3	86	436	
3,500.00	100	2006	2006	3	89	3,115	

TOTAL OB/XF										6,494		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,852
TOTAL MARKET OB/XF VALUE		6,494
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,346
SOH/AGL Deduction		0
ASSESSED VALUE		274,346
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		274,346
TOTAL JUST VALUE		274,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515976	CO ISSUED	0	04/01/2005
B0515976	NEW CONSTR	0	04/01/2005

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C0515976	CO ISSUED	0	04/01/2005
B0515976	NEW CONSTR	0	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RD CN	SALE PRICE	
2673/1737	10/09/2023	QC	U	I	11	100	
GRANTOR: SCHAFFNER MARY ELLEN							
GRANTEE: BARGAS JOSPHINO							
2486/1978	8/10/2021	FJ	U	I	11	0	
GRANTOR: HATFIELD GEORGE EST							
GRANTEE: SCHAFFNER MARGIE ES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W23	PTO=[YR=2006] N10	W13	S10	E13	W13	N10	W13	S47	E11
FOP=[YR=2006] S2	E9	N2	W2	N3	W5	S3	W2	E2	N3
E5	S3	E11	FGR=[YR=2006] S6	E20	N22	W20	S16	N16	E20
N21									