



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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	12	HARDWOOD 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	1,486	100	2007	1,486	173,887
FGR	441	55	2007	243	28,435
FOP	54	30	2007	16	1,872
FOP	120	30	2007	36	4,212
FUS	849	100	2007	849	99,348
TOTALS	2,950			2,630	307,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,630	127.4016	127.40	335,062	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2024 Heated Area: 2335 HX Base Yr 2024											
BLD DATE 03/14/2023 NW LGL DATE XF DATE 08/27/2007 JM LAND DATE INC DATE AG DATE											

86101 SAND HICKORY TRL, YULEE

EXTRA FEATURES														
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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2007	2007	3	90
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	100	2007	2007	3	87
3	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	100	2007	2007	3	87
TOTAL OB/XF 5,404														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 55,000														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,754	
TOTAL MARKET OB/XF VALUE		5,404	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		368,158	
SOH/AGL Deduction		88,452	
ASSESSED VALUE		279,706	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		228,984	
TOTAL JUST VALUE		368,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18997	ELEC OTHER	2,000	04/01/2007
M12822	MECH OTHER	0	04/01/2007
C19441	C0 ISSUED	0	02/01/2007
R10081	REPAIR/RRF	3,900	02/01/2007
B19441	NEW CONSTR	196,086	02/01/2007
P12150	OTHER	0	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2792/303	6/02/2025	WD	Q	I	01
GRANTOR: HACHTEL LESLIE C & RO					
GRANTEE: WAGNER ALBERT JAMES					
2651/1060	6/29/2023	WD	Q	I	02
GRANTOR: VALENT JOHN E & SUSAN					
GRANTEE: HACHTEL LESLIE C &					

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2007] W31 FOP=[YR=2007] W15 S8 E15 N8\$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18\$ N6 W9 S4\$ N4 E9 N12 E21 N27\$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12\$ W15\$.														