

LUMAN SCOTT & SAVANNAH R
86506 SAND HICKORY TRL
YULEE, FL 32097

42-2N-27-435H-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structur	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		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	1,889	100	2005	1,889	199,156
FGR	437	55	2005	240	25,303
FOP	35	30	2005	10	1,054
FOP	140	30	2005	42	4,428
STP	9	10	2005	1	106
TOTALS	2,510			2,182	230,047

TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01		2,182	111.1320	116.69	254,618	2005	2005		0	0	9.65	90.35

1 SINGLE FAM 100% - 2021 Heated Area: 1889 HX Base Yr 2021

BAS 2005
FOP 2005
FGR 2005

MARKET ADJUSTMENTS

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

03/27/2026 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,047
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	293,092
SOH/AGL Deduction	88,817
ASSESSED VALUE	204,275
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	152,864
TOTAL JUST VALUE	293,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,930

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1832	10/09/2020	WD	Q	I	01	236,000

GRANTOR:NICKERSON RUBY M
GRANTEE:LUMAN SCOTT & SAVAN
2066/0155 8/12/2016 WD Q I 01 223,400
GRANTOR:WOOD MICHAEL G & HEAT
GRANTEE:NICKERSON GARY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W8 S2 W2 FOP=[YR=2005] W20 S7 E20 N7 \$
S7 W20 N7 W2 N2 W8 S2 W2 S51 E9 FOP=[YR=2005] S5 E7 N5 W7 \$
E16 FGR=[YR=2005] S10 E19 N12 STP=[YR=2005] E3 N3 W3 S3 \$
N11 W19 S13 \$ N13 E19 N38 \$.

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

EXTRA FEATURES

86506 SAND HICKORY TRL, YULEE

TOTAL OB/XF

3,045

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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