



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 Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	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		

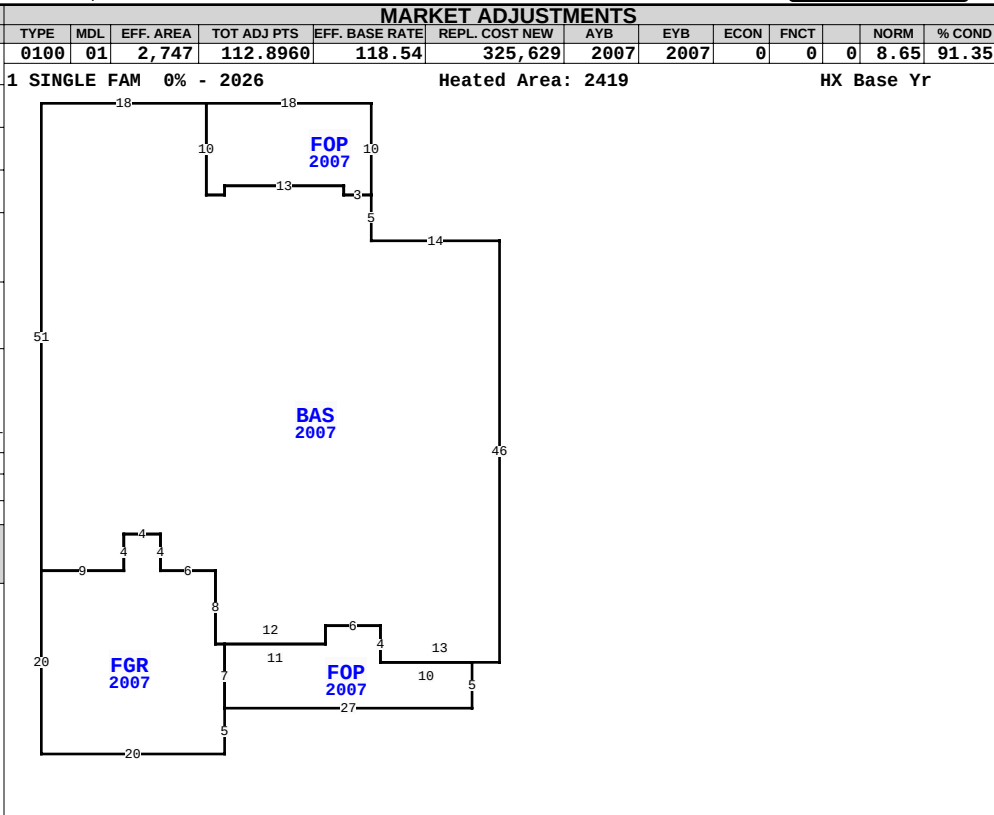
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2007	2,419	261,944
FGR	408	55	2007	224	24,256
FOP	167	30	2007	50	5,414
FOP	181	30	2007	54	5,847
TOTALS	3,175			2,747	297,462

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0911	SCRN RM A	0	0	0	0	1,360.00	SF	18.00	18.00	100	2022	2022	3	90	22,032	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/30/2007	JM	LAND DATE	03/27/2026
INC DATE			AG DATE	MLU

86188 SAND HICKORY TRL, YULEE															TOTAL OB/XF 75,147									
-------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------------------	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,462
TOTAL MARKET OB/XF VALUE		75,147
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		432,609
SOH/AGL Deduction		0
ASSESSED VALUE		432,609
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		432,609
TOTAL JUST VALUE		432,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001134	ADDITION	0	01/20/2022
22001045	SWIM POOL	68,139	01/19/2022
M12347	MECH OTHER	0	12/01/2006
E18299	ELEC OTHER	2,000	11/01/2006
C18659	CO ISSUED	0	10/01/2006
B18659	NEW CONSTR	209,814	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2433/0056	2/01/2021	WD Q	Q	I	01
GRANTOR: M A Z R A LLC					
GRANTEE: DECILLIS KEVIN S &					
1856/1987	5/13/2013	WD Q	Q	I	02
GRANTOR: ALIMO JOHN					
GRANTEE: M A Z R A LLC					
SALE PRICE					
269,900					

GRANTOR: M A Z R A LLC					
GRANTEE: DECILLIS KEVIN S &					
1856/1987	5/13/2013	WD Q	Q	I	02
GRANTOR: ALIMO JOHN					
GRANTEE: M A Z R A LLC					

BUILDING NOTES

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FOP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N5 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N4 W4 S4 W9\$ E9 N4 E4 S4 E6 S8 E12 N2 E6 S4 E13 N46\$.