



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 70		0100	01	3,018	109.0614	114.51	345,591	2006	2006		0	0	9.15	90.85	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM 100% - 2017										Heated Area: 2467					HX Base Yr 2017					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE										313,969									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,080									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										60,000									
Interior Floo	14	CARPET 70												TOTAL MARKET VALUE										377,049									
Interior Floo	11	CLAY TILE 30												SOH/AGL Deduction										108,726									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										268,323									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB WX 56,411									
Bedrooms	4	100												BASE TAXABLE VALUE										211,912									
Bathrooms	3	100												TOTAL JUST VALUE										377,049									
Frame	02	WOOD FRAME 100												NCON VALUE										0									
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE										393,684									
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	236	100	2006	236	24,551																												
BAS	2,231	100	2006	2,231	232,096																												
FGR	242	55	2006	133	13,836																												
FGR	457	55	2006	251	26,112																												
FOP	36	30	2006	11	1,145																												
FOP	36	30	2006	11	1,145																												
FOP	80	30	2006	24	2,497																												
FOP	404	30	2006	121	12,588																												
TOTALS		3,722			3,018	313,969											BLD DATE 03/14/2023		NW		LGL DATE		03/27/2026		MLU								
XF DATE												LAND DATE																					
INC DATE												AG DATE																					
EXTRA FEATURES					86096 SAND HICKORY TRL, YULEE																												
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080																	