

LOUDERMILK CHRISTINA M & TROY A
86467 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0091-0000

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	2,740	111.8880	117.48	321,895	2004	2004		0		0	10.15	89.85	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM 100% - 2020										Heated Area: 2370					HX Base Yr 2020					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100												289,223					BUILDING MARKET VALUE														
Roof Cover		03	COMP SHNGL 100												3,010					TOTAL MARKET OB/XF VALUE														
Interior Wall		05	DRYWALL 100												60,000					TOTAL LAND VALUE - MARKET														
Interior Floo		14	CARPET 80												352,233					TOTAL MARKET VALUE														
Interior Floo		12	HARDWOOD 20												89,879					SOH/AGL Deduction														
Air Condition		03	CENTRAL 100												262,354					ASSESSED VALUE														
Heating Type		04	AIR DUCTED 100												51,411					TOTAL EXEMPTION VALUE														
Bedrooms		4	100												210,943					BASE TAXABLE VALUE														
Bathrooms		3	100												352,233					TOTAL JUST VALUE														
Frame		02	WOOD FRAME 100												0					NCON VALUE														
Stories		1.	1. 100							INCOME VALUE																								
Units		0	100							PREVIOUS YEAR MKT VALUE					370,600																			
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	2,370	100	2004	2,370	250,168																													
FGR	420	55	2004	231	24,383																													
FOP	181	30	2004	54	5,700																													
FSP	180	40	2004	72	7,600																													
FST	24	55	2004	13	1,372																													
TOTALS		3,175			2,740	289,223																												
EXTRA FEATURES					86467 SAND HICKORY TRL, YULEE										BLD DATE 03/14/2023 NW					LGL DATE 03/27/2026 MLU														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	2004	2004	3	86	3,010																	