

LOT 122
IN OR 1399/269
HICKORY VILLAGE #2 PB 7/120

EVATT ANTHONY V & KARLIE M
86190 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0122-0000



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	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1,732	185,473
FGR	456	55	251	26,879
FOP	33	30	10	1,071
FOP	154	30	46	4,926
FUS	398	100	398	42,620

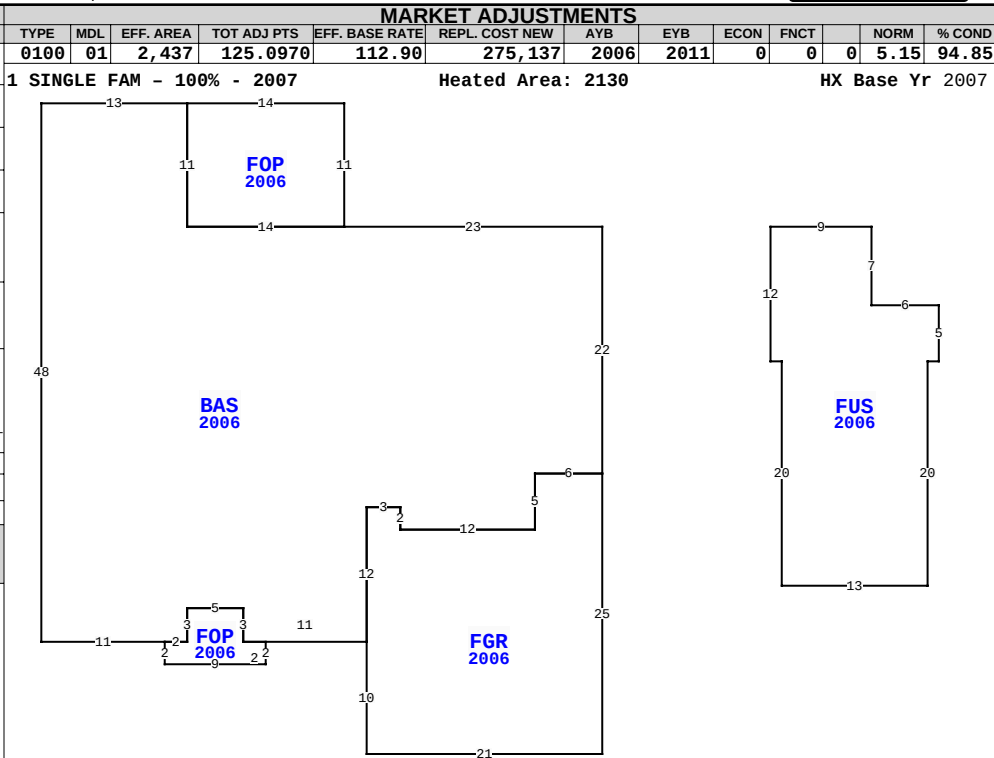
TOTALS	2,773		2,437	260,967
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2006	2006	3	88	3,450	
2	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2010	2010	3	92	5,796	
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2010	2010	3	64	19,584	

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	SFR			RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



86190 EVERGREEN PL, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	125.0970	112.90	275,137	2006	2011		0	0	5.15	94.85
1 SINGLE FAM - 100% - 2007 Heated Area: 2130 HX Base Yr 2007												

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,967
TOTAL MARKET OB/XF VALUE		28,830
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,797
SOH/AGL Deduction		164,750
ASSESSED VALUE		180,047
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,047
TOTAL JUST VALUE		344,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004158	REPAIR/RRF	0	06/03/2020
B1023564	SWIM POOL	0	05/10/2010
C0515973	C0 ISSUED	0	10/01/2005
B0515973	NEW CONSTR	0	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1399/0269	3/27/2006	WD	Q	I	
					233,400

GRANTOR: MATTAMY (JACKSONVILLE)
GRANTEE: EVATT ANTHONY V & K
1337/1410 8/01/2005 WD U V 19 2,360,000
GRANTOR: MARSH CREEK DEVELOPME
GRANTEE: MATTAMY (JACKSONVIL)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] N11 W14 S11 E14\$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12\$ N12 E3 S2 E12 N5 E6 N22\$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12\$ W15\$.