LOT 124
IN OR 1995/1076
HICKORY VILLAGE #1 PB 6/369

ROUSH ADAM J/TREY-ROUSH ASHLEY
86222 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

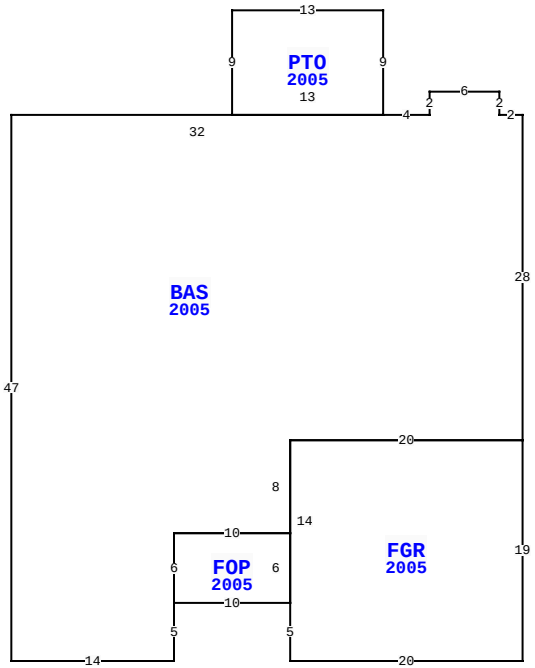
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	166,735
FGR	380	55	209	21,917
FOP	60	30	18	1,888
PTO	117	5	6	629
TOTALS	2,147		1,823	191,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	126.5000	114.17	208,132	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1590 HX Base Yr 2016



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

86222 EVERGREEN PL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,169
TOTAL MARKET OB/XF VALUE		6,398
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		252,567
SOH/AGL Deduction		102,380
ASSESSED VALUE		150,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,187
TOTAL JUST VALUE		252,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514118	ELEC OTHER	2,000	02/01/2005
M0509193	MECH OTHER	0	02/01/2005
P0508869	OTHER	0	02/01/2005
R046932	REPAIR/RRF	1,500	12/01/2004
B0414156	NEW CONSTR	165,900	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1076	7/28/2015	WD	Q	I	02	160,000
GRANTOR: HARRIS ANDREA B						
GRANTEE: ROUSH ADAM J & ASHL						
1318/1056	5/19/2005	WD	Q	I		164,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HARRIS ANDREA B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W6 S2 W4 PTO=[YR=2005] N9 W13 S9 E13$ W32 S47 E14 N5 FOP=[YR=2005] E10 FGR=[YR=2005] S5 E20 N19 W20 S14$ N6 W10 S6$ N6 E10 N8 E20 N28$.

EXTRA FEATURES

LN	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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2005	2005	3	87	3,248	

LAND DESCRIPTION

TOTAL OB/XF 6,398

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/08/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS