

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	1,337	100	1,337	145,608
FGR	448	55	246	26,791
FOP	47	30	14	1,525
FOP	116	30	35	3,812

TOTALS	1,948	1,632	177,735
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	38	3			
2	0811	CONCRETE B	0	0	0	0			

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,632	131.3760	118.57	193,506	2005	2005	0	0
1 SINGLE FAM - 0% - 0 Heated Area: 1337 HX Base Yr									

86236 EVERGREEN PL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					177,735				
TOTAL MARKET OB/XF VALUE					3,698				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					236,433				
SOH/AGL Deduction					36,070				
ASSESSED VALUE					200,363				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					200,363				
TOTAL JUST VALUE					236,433				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					196,309				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14872	NEW CONSTR	108,856	01/31/2006
M0509699	H/AC	0	05/01/2005
E14722	ELEC OTHER	2,000	04/01/2005
P09192	OTHER	0	03/01/2005
R07402	REPAIR/RRF	3,500	03/01/2005
B14752	FOUNDATION	3,500	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2620/1347	2/21/2023	WD	Q	I	01	290,000	
GRANTOR: EVERGREEN AMELIA LLC							
GRANTEE: WEILAND BETHANY							
1520/0331	8/20/2007	WD	U	I	06	100	
GRANTOR: COBDEN ELIZABETH W TR							
GRANTEE: EVERGREEN AMELIA LL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8\$ S8 W14 N6 W2 N4 W6 S2 W2 S29 FOP=[YR=2005] S7 E8 N4 W3 N3 W5\$ E5 S3 E3 S7 E12 FGR=[YR=2005] S20 E20 N23 W3 S2 W6 N2 W11 S3\$ N3 E11 S2 E6 N2 E3 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00
TOTAL OB/XF 3,698									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		