LOT 130
HICKORY VILLAGE #1 PB 6/369

EGGIMAN DEBRA JEAN
86342 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

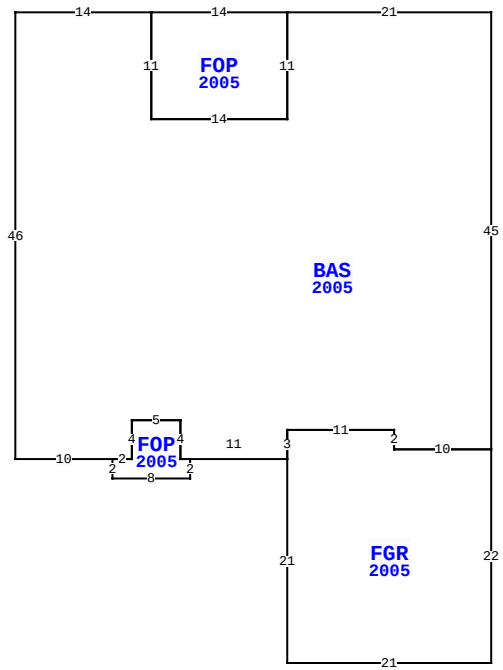
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,037	100	2,037	203,620
FGR	484	55	266	26,590
FOP	36	30	11	1,099
FOP	154	30	46	4,598
TOTALS	2,711		2,360	235,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,360	120.5890	108.83	256,839	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 2037 HX Base Yr



86342 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,907
TOTAL MARKET OB/XF VALUE	7,452
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,359
SOH/AGL Deduction	30,923
ASSESSED VALUE	267,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,436
TOTAL JUST VALUE	298,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017967	ADDITION	33,240	12/07/2022
M09440	MECH OTHER	0	03/01/2005
P09036	OTHER	0	02/01/2005
E0514125	ELEC OTHER	2,000	02/01/2005
R046945	REPAIR/RRF	1,500	12/01/2004
B0414167	NEW CONSTR	185,968	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1920	10/04/2021	WD	Q	I	02	282,500
GRANTOR: PORTER ANN						
GRANTEE: EGGIMAN DEBRA JEAN						
1341/0972	8/12/2005	WD	Q	I		187,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: PORTER ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2005] S21 E21 N22 W10 N2 W11 S3$ N3 E11 S2 E10 N45$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	951.00	SF	5.20	5.20	100	2005	2005	3	87	4,302	

LAND DESCRIPTION

TOTAL OB/XF 7,452

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	0		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 04/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS