

LOT 134  
IN OR 1868/1143  
HICKORY VILLAGE #1 PB 6/369

DUNN MARTIN D & FLORENCE S  
86357 EVERGREEN PLACE  
YULEE, FL 32097

2023

42-2N-27-435H-0134-0000



| 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            | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

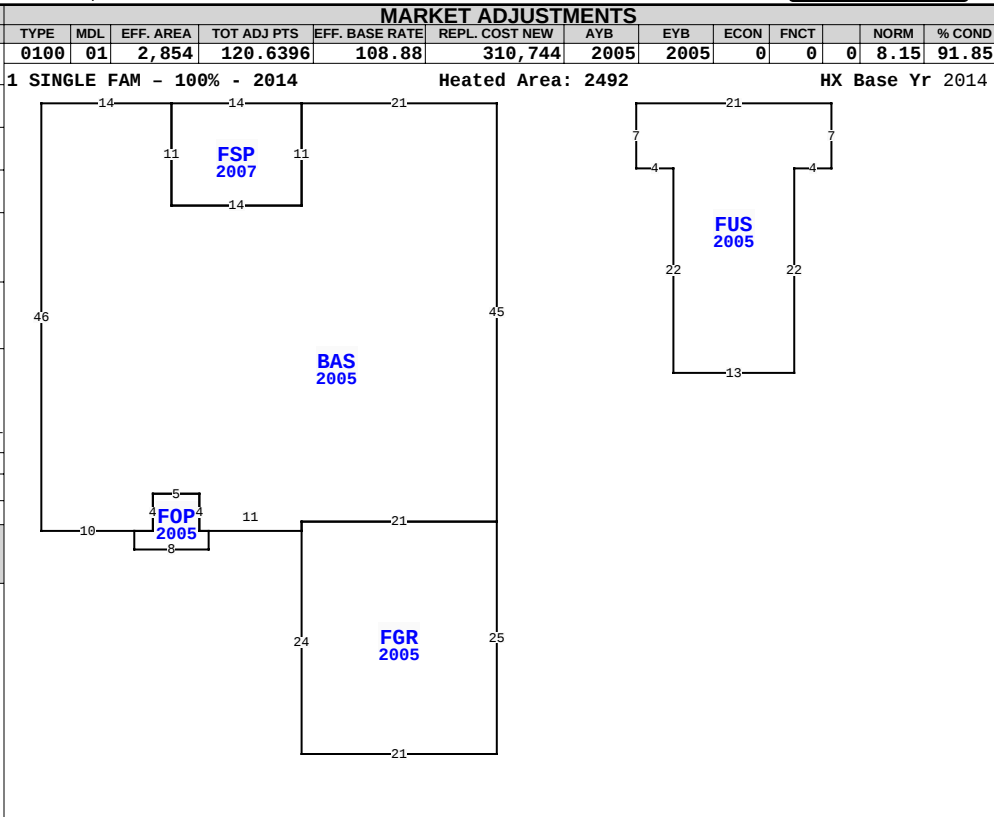
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,059            | 100         | 2,059        | 205,913              |
| FGR       | 525              | 55          | 289          | 28,902               |
| FOP       | 36               | 30          | 11           | 1,100                |
| FSP       | 154              | 40          | 62           | 6,201                |
| FUS       | 433              | 100         | 433          | 43,303               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,207 |  | 2,854 | 285,418 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |        |       |
|----------------|------------|-------------|---------|----|----|--------|----|--------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R  | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 35 | 3  | 105.00 | SF | 10.00  |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 624.00 | SF | 5.20   |       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 30 | 13 | 390.00 | SF | 85.00  |       |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 867.00 | SF | 10.00  |       |
| 5              | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00 |       |
| 6              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 324.00 | LF | 32.00  |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 06/11/2018 | BY | SBX |
|-------------|------------|----|-----|



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
| 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   | 0855       | CONC PAVER  | 0 100   | 35 | 3  | 105.00 | SF | 10.00  | 10.00          | 100       | 2005    | 2005        | 3 | 87     | 914             |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 624.00 | SF | 5.20   | 5.20           | 100       | 2005    | 2005        | 3 | 87     | 2,823           |       |
| 3   | 0861       | POOL GUNIT  | 0 100   | 30 | 13 | 390.00 | SF | 85.00  | 85.00          | 100       | 2006    | 2006        | 3 | 48     | 15,912          |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 867.00 | SF | 10.00  | 10.00          | 100       | 2006    | 2006        | 3 | 88     | 7,630           |       |
| 5   | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00 | 300.00         | 100       | 2006    | 2006        | 3 | 72     | 216             |       |
| 6   | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 324.00 | LF | 32.00  | 32.00          | 100       | 2006    | 2006        | 3 | 72     | 7,465           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 34,960    |     |          |        |         |            |                |            |                             |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 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     |                             |      |

|              |      |                   |        |         |   |               |   |         |        |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|
| Total Acres: | 0.00 | Total Land Value: | 55,000 | Market: | 0 | Agricultural: | 0 | Common: | 55,000 |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | 4           |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 285,418     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 34,960      |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 55,000      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 375,378     |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 159,710     |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 215,668     |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 165,668     |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 375,378     |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 302,326     |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B17478     | SWIM POOL   | 20,000  | 03/01/2006 |
| M09442     | MECH OTHER  | 0       | 03/01/2005 |
| P09035     | OTHER       | 0       | 02/01/2005 |
| E0514117   | ELEC OTHER  | 2,000   | 02/01/2005 |
| R046935    | REPAIR/RRF  | 1,500   | 12/01/2004 |
| B0414188   | NEW CONSTR  | 216,400 | 12/01/2004 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1868/1143                      | 7/15/2013 | WD           | Q      | I      | 01        | 241,000       |  |
| GRANTOR: ANDERSON GARY M & SHE |           |              |        |        |           |               |  |
| GRANTEE: DUNN MARTIN D & FLO   |           |              |        |        |           |               |  |
| 1337/1546                      | 8/01/2005 | WD           | Q      | I      |           | 219,500       |  |
| GRANTOR: MATTAMY (JACKSONVILLE |           |              |        |        |           |               |  |
| GRANTEE: ANDERSON GARY M & S   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W21 FSP=[YR=2007] 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] S24 E21 N25 W21 S1\$ N1 E21 N45\$ PTR=E15 FUS=[YR=2005] E21 S7 W4 S22 W13 N22 W4 N7\$ W15\$ . |  |  |  |  |  |  |  |  |  |