

LOT 141
IN OR 2191/994
HICKORY VILLAGE #1 PB 6/369

DEGAETANO DYANN & GLENN ALAN
86299 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0141-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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
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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	2,388	100	2,388	240,787
FGR	421	55	232	23,393
FOP	181	30	54	5,445
FSP	149	40	60	6,050
PTO	252	5	13	1,311

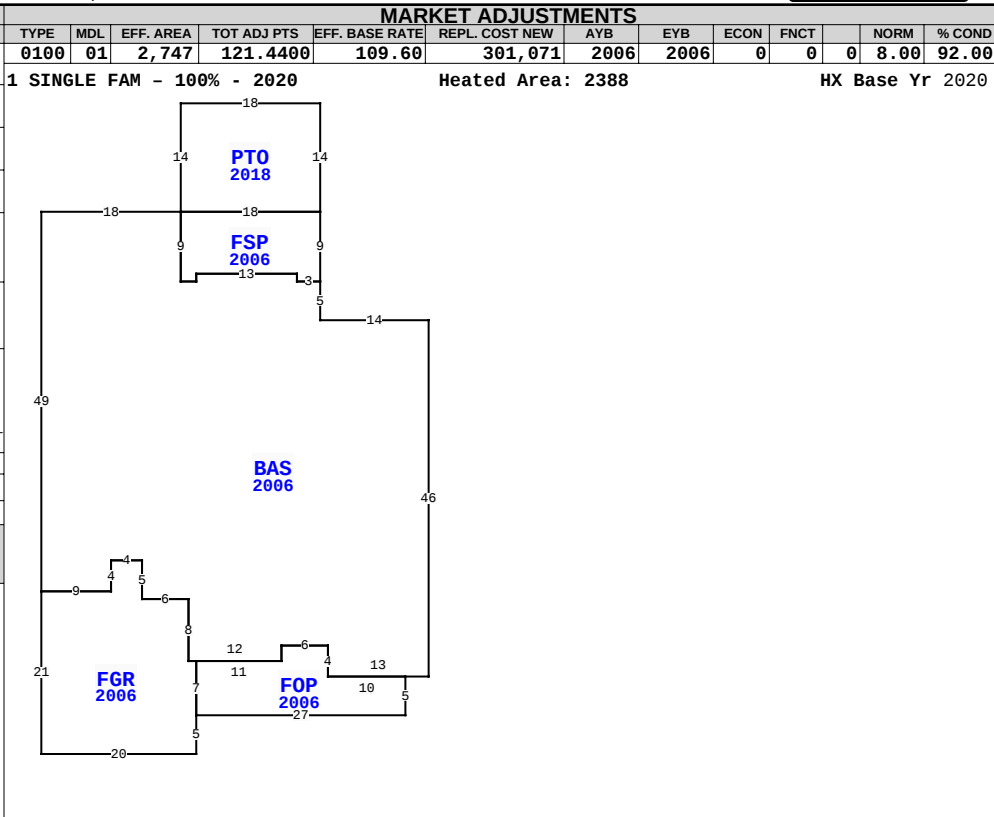
TOTALS	3,391		2,747	276,985
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0911	SCRN RM A	0 100	14	18	252.00	SF	17.50	17.50	100	2018	2018	3	86	3,793	
3	0476	VF 6 SBPL	0 100	0	0	174.00	LF	32.00	32.00	100	2006	2006	3	72	4,009	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	
5	0855	CONC PAVER	0 100	0	0	69.00	SF	10.00	10.00	100	2006	2006	3	88	607	
6	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	88	3,093	
7	0866	POOL FIBER	0 100	8	20	160.00	SF	72.00	72.00	100	2022	2022	3	100	11,520	
8	0855	CONC PAVER	0 100	0	0	758.00	SF	10.00	10.00	100	2022	2022	3	100	7,580	

LAND DESCRIPTION		TOTAL OB/XF 34,003															
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
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 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS



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

86299 EVERGREEN PL, YULEE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		276,985	
TOTAL MARKET OB/XF VALUE		34,003	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		365,988	
SOH/AGL Deduction		100,307	
ASSESSED VALUE		265,681	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		215,681	
TOTAL JUST VALUE		365,988	
NCON VALUE		19,100	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003750	SWIM POOL	20,000	03/09/2022
18010348	ADDITION	6,022	10/12/2018
M10278	MECH OTHER	0	09/01/2005
E15435	ELEC OTHER	2,000	08/01/2005
C15527	CO ISSUED	175,050	07/01/2005
R07851	REPAIR/RRF	3,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2191/0994	4/20/2018	WD	Q	I	01
GRANTOR: COUCH MURIEL M					SALE PRICE
GRANTEE: DEGAETANO DYANN & G					266,000
GRANTOR: COUCH MURIEL M & GILB					
1885/0546	9/27/2013	QC	U	I	11
GRANTOR: COUCH MURIEL M & GILB					100
GRANTEE: COUCH MURIEL M					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W14 N5 FSP=[YR=2006] N9 PTO=[YR=2018] N14 W18 S14 E18\$ W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N46\$.	