LOT 150
HICKORY VILLAGE #2 PB 7/120

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

**2023**

**42-2N-27-435H-0150-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

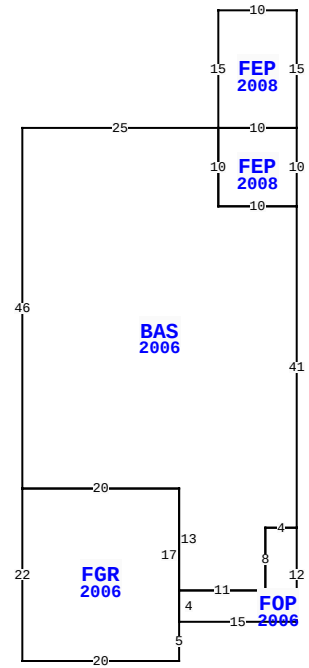
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,673 | 100 | 1,673 | 173,181 |
| FEP | 100 | 80 | 80 | 8,281 |
| FEP | 150 | 80 | 120 | 12,422 |
| FGR | 440 | 55 | 242 | 25,051 |
| FOP | 92 | 30 | 28 | 2,899 |
| TOTALS | 2,455 | | 2,143 | 221,833 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,143 | 124.1954 | 112.09 | 240,209 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1673 HX Base Yr




86169 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 | 221,833 |
| TOTAL MARKET OB/XF VALUE | 3,395 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 280,228 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 280,228 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 280,228 |
| TOTAL JUST VALUE | 280,228 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21902 | ADDITION | 34,000 | 09/01/2008 |
| C15972 | CO ISSUED | 0 | 04/01/2005 |
| B15972 | NEW CONSTR | 0 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2577/0202 | 7/08/2022 | WD | Q | I | 01 | 390,500 |
| GRANTOR: RICKS MATTHEW J & MEL | | | | | | |
| GRANTEE: SHV HOMES 1 LLC | | | | | | |
| 2256/0759 | 2/15/2019 | WD | Q | I | 01 | 240,000 |
| GRANTOR: GAIO CHRISTIE JO & WI | | | | | | |
| GRANTEE: RICKS MATTHEW J & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W25 S46 FGR=[YR=2006] S22 E20 N5 FOP=[YR=2006] E15 N12 W4 S8 W11 S4$ N17 W20$ E20 S13 E11 N8 E4 N41 FEP=[YR=2008] N10 FEP=[YR=2008] N15 W10 S15 E10$ W10 S10 E10$ W10 N10$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 742.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,395 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,395

| 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 06/11/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS