

LOT 153
IN OR 1888/315
HICKORY VILLAGE #2 PB 7/120

CANNON ARTHUR E & JUDY JOHNS
86125 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0153-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	247,835
FGR	421	55	232	23,897
FOP	167	30	50	5,150
FOP	181	30	54	5,562
TOTALS	3,175		2,742	282,445

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	23	3	69.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
4	0476	VF 6 SBPL	0 100	0	0	121.00	LF	32.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,742	120.3360	108.60	297,781	2006	2011	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2014 Heated Area: 2406 HX Base Yr 2014											
86125 EVERGREEN PL, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,445	
TOTAL MARKET OB/XF VALUE		8,966	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		346,411	
SOH/AGL Deduction		173,083	
ASSESSED VALUE		173,328	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		123,328	
TOTAL JUST VALUE		346,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008812	REPAIR/RRF	0	10/14/2020
B17451	NEW CONSTR	175,050	12/01/2006
C17451	C0 ISSUED	175,050	07/01/2006
E17673	ELEC OTHER	2,000	07/01/2006
M11719	MECH OTHER	0	07/01/2006
P11063	OTHER	0	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1888/0315	10/18/2013	SW	Q	I	02
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: CANNON ARTHUR EUGEN					
1867/0912	7/11/2013	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: SECRETARY OF VETERA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E3 N1 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2006] S5 E27 N7 W11 N2 W6 S4 W10\$ E10 N4 E6 S2 E11 FGR=[YR=2006] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N50\$. N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N50\$.									

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
TOTAL OB/XF 8,966									
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		