

LOT 158
IN OR 1417/1788
HICKORY VILLAGE #2 PB 7/120

BLANTON DIANE M
86073 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0158-0000



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	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

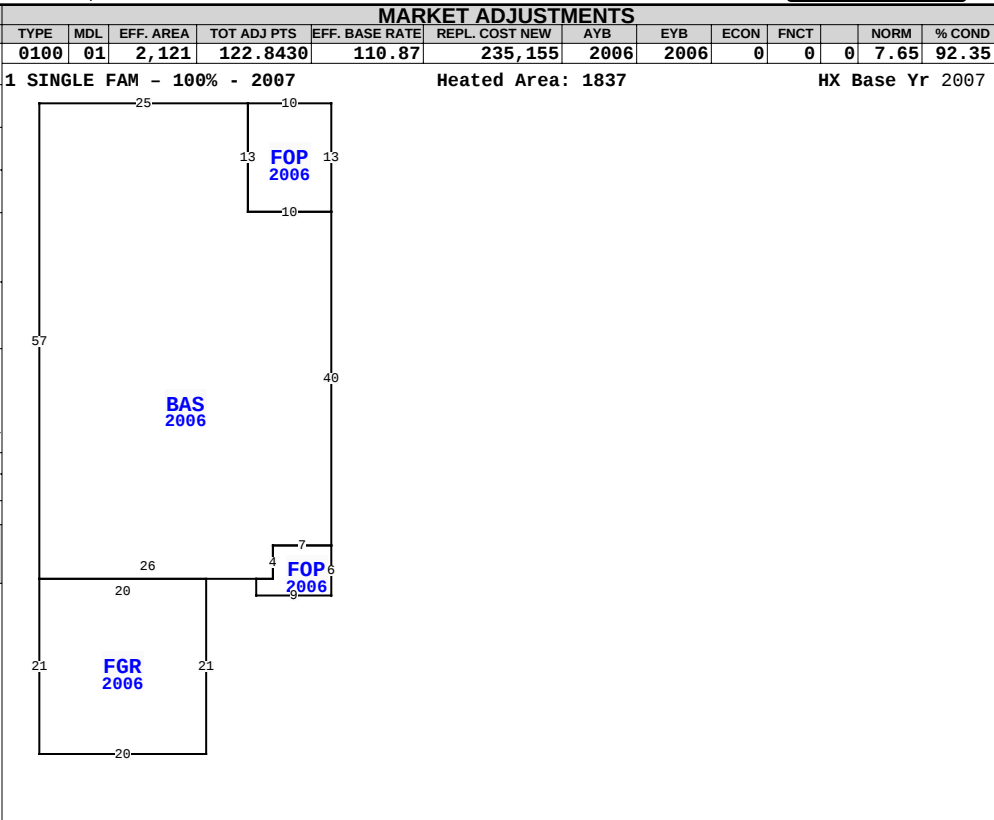
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	188,087
FGR	420	55	231	23,652
FOP	46	30	14	1,433
FOP	130	30	39	3,993

TOTALS	2,433	2,121	217,166
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	916.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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



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

TOTAL OB/XF									
8,242									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					217,166				
TOTAL MARKET OB/XF VALUE					8,242				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					280,408				
SOH/AGL Deduction					125,415				
ASSESSED VALUE					154,993				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					104,993				
TOTAL JUST VALUE					280,408				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					229,377				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16339	CO ISSUED	0	01/01/2006
B16339	NEW CONSTR	0	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1417/1788	6/07/2006	WD	Q	I		223,900			
GRANTOR: MATTAMY (JACKSONVILLE)									
GRANTEE: BLANTON DIANE M									
1337/1410	8/01/2005	WD	U	V	19	2,360,000			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: MATTAMY (JACKSONVIL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W10 BAS=[YR=2006] W25 S57 FGR=[YR=2006] S21 E20 N21 W20\$ E26 FOP=[YR=2006] S2 E9 N6 W7 S4 W2\$ E2 N4 E7 N40 W10 N13\$ S13 E10 N13 \$.									