LOT 160
IN OR 1978/1914
HICKORY VILLAGE #2 PB 7/120

AUGLIS ERIC-MICHAEL S & DOROTHY D
86047 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0160-0000

BUILDING CHARACTERISTICS

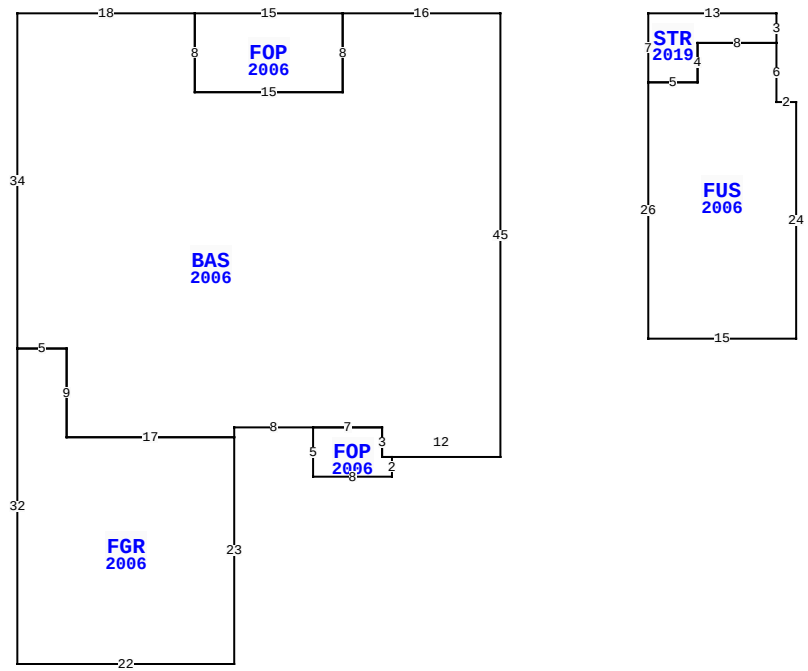
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,951	100	1,951	204,668
FGR	551	55	303	31,786
FOP	37	30	11	1,154
FOP	120	30	36	3,777
FUS	418	100	418	43,850
STR	59	10	6	630
TOTALS	3,136		2,725	285,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	122.5440	110.60	301,385	2006	2011	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2369 HX Base Yr 2016



86047 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,864
TOTAL MARKET OB/XF VALUE		50,177
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		391,041
SOH/AGL Deduction		140,943
ASSESSED VALUE		250,098
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		195,098
TOTAL JUST VALUE		391,041
NCON VALUE		14,963
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004669	ADDITION	22,185	03/25/2022
19010103	REPAIR/RRF	0	12/13/2019
18010634	SWIM POOL	30,000	10/22/2018
C16338	CO ISSUED	0	01/01/2006
B16338	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1914	4/17/2015	WD	Q	I	01	213,000
GRANTOR: WOJDYLA JOSEPH A & CH						
GRANTEE: AUGLIS ERIC-MICHAEL						
1418/0166	6/07/2006	WD	Q	I		233,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: WOJDYLA JOSEPH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W15 S8 E15 N8$ S8 W15 N8 W18 S34 FGR=[YR=2006] S32 E22 N23 W17 N9 W5$ E5 S9 E17 N1 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7$ E7 S3 E12 N45$ PTR=E15 STR=[YR=2019] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N26 E5 N4 E8$ W8 S4 W5 N7$ W15$.

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	100	0	0	839.00	SF	5.20	5.20	100	2006	2006	3	88	3,839	
2	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2014	2014	3	89	3,133	
3	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2018	2018	3	90	22,950	
4	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2018	2018	3	98	5,292	
5	0911	SCRN RM A	0	100	0	0	855.00	SF	17.50	17.50	100	2022	2022	3	100	14,963	

LAND DESCRIPTION

TOTAL OB/XF 50,177

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	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 09/20/2022 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS