LOT 162
IN OR 2240/1960
HICKORY VILLAGE #2 PB 7/120

LAWSON STEPHEN & DANIELLE
86031 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0162-0000

BUILDING CHARACTERISTICS

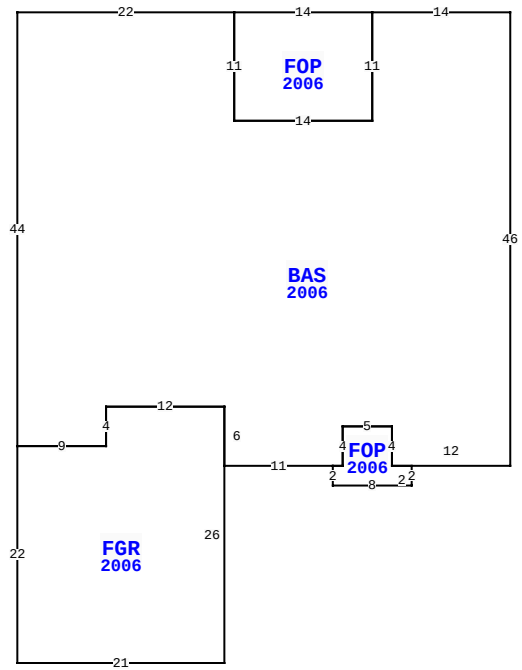
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,036	100	2,036	204,627
FGR	510	55	280	28,141
FOP	36	30	11	1,105
FOP	154	30	46	4,623
TOTALS	2,736		2,373	238,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	120.5890	108.83	258,254	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2036 HX Base Yr 2019



86031 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		238,498
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,598
SOH/AGL Deduction		113,567
ASSESSED VALUE		184,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,031
TOTAL JUST VALUE		297,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515974	CO ISSUED	0	04/01/2005
B0515974	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/1960	9/20/2018	WD	U	I	11	100
GRANTOR: QUILES JORGE M JR & Z						
GRANTEE: LAWSON STEPHEN & DA						
2227/0372	9/20/2018	WD	Q	I	01	207,000
GRANTOR: QUILES JORGE M JR & Z						
GRANTEE: LAWSON STEPHEN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W22 S44 FGR=[YR=2006] S22 E21 N26 W12 S4 W9$ E9 N4 E12 S6 E11 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N46$.

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	896.00	SF	5.20	5.20	100	2006	2006	3	88	4,100	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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 06/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS