

LOT 122
IN OR 1399/269
HICKORY VILLAGE #2 PB 7/120

EVATT ANTHONY V & KARLIE M
86190 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0122-0000



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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

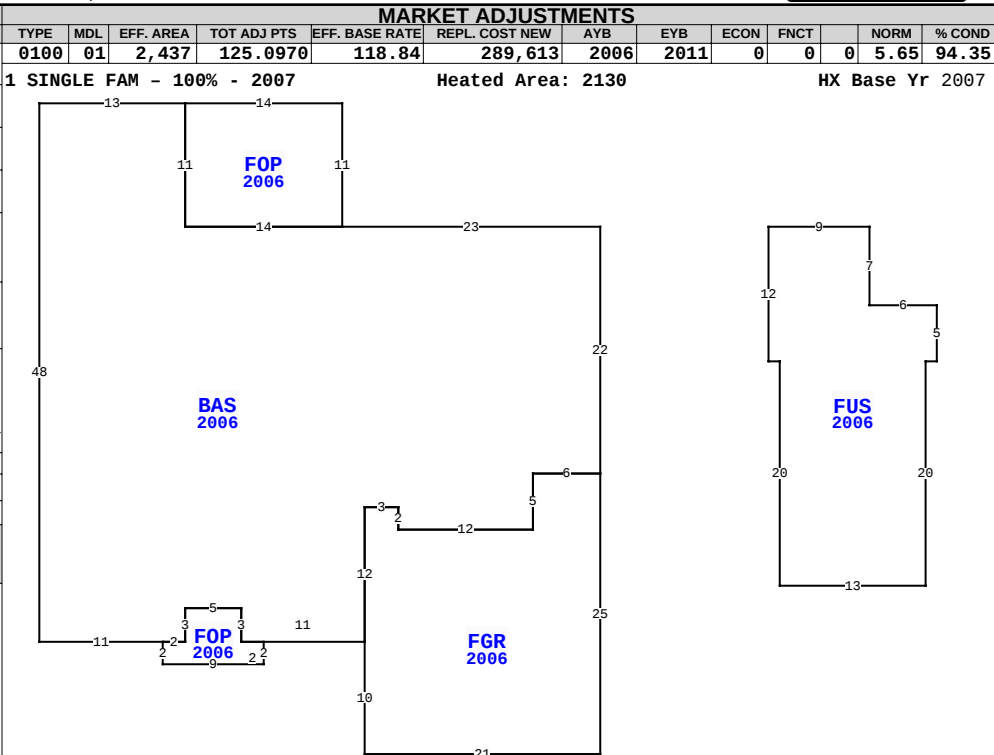
MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4047.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1,732	194,202
FGR	456	55	251	28,144
FOP	33	30	10	1,121
FOP	154	30	46	5,158
FUS	398	100	398	44,626

TOTALS	2,773		2,437	273,250
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00



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

86190 EVERGREEN PL, YULEE

L N	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	754.00	SF	5.20	5.20	100	2006	2006	3	87	3,411	
2	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2010	2010	3	91	5,733	
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2010	2010	3	60	18,360	

LAND DESCRIPTION										TOTAL OB/XF										27,504	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										273,250				
TOTAL MARKET OB/XF VALUE										27,504				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										355,754				
SOH/AGL Deduction										170,306				
ASSESSED VALUE										185,448				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										135,448				
TOTAL JUST VALUE										355,754				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										344,797				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004158	REPAIR/RRF	0	06/03/2020
B1023564	SWIM POOL	0	05/10/2010
C0515973	C0 ISSUED	0	10/01/2005
B0515973	NEW CONSTR	0	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1399/0269	3/27/2006	WD	Q	I		233,400	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: EVATT ANTHONY V & K							
1337/1410	8/01/2005	WD	U	V	19	2,360,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: MATTAMY (JACKSONVIL							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W23 FOP=[YR=2006] N11 W14 S11 E14\$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12\$ N12 E3 S2 E12 N5 E6 N22\$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12\$ W15\$.									