



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,456	100	2,456	252,519
FGR	618	55	340	34,958
FOP	180	30	54	5,552
FOP	181	30	54	5,552

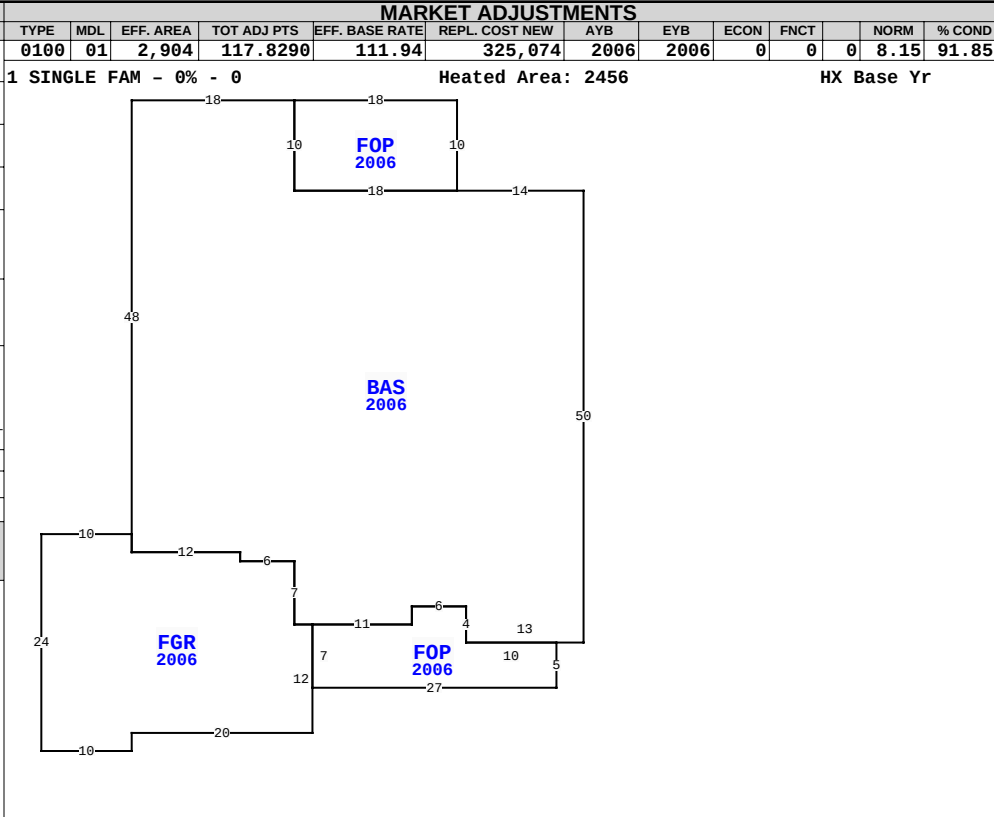
TOTALS	3,435		2,904	298,580
--------	-------	--	-------	---------

EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	0	96.00	SF	10.00	10.00	100	2006	2006	3	87	835	
2	0812	CONCRETE C	0	0	0	0	1,716.00	SF	4.00	4.00	100	2006	2006	3	87	5,972	
3	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	2006	2006	3	44	10,771	
4	0845	KOOL DECK	0	0	0	0	526.00	SF	7.25	7.25	100	2006	2006	3	87	3,318	
5	0911	SCRN RM A	0	0	0	0	990.00	SF	17.50	17.50	100	2006	2006	3	27	4,678	
6	0754	FOP	0	0	10	10	100.00	SF	15.00	15.00	100	2007	2007	3	31	465	
7	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	2007	2007	3	88	1,544	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



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

86310 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	0855	CONC PAVER	0	0	0	0	96.00	SF	10.00	10.00	100	2006	2006	3	87	835	
2	0812	CONCRETE C	0	0	0	0	1,716.00	SF	4.00	4.00	100	2006	2006	3	87	5,972	
3	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	2006	2006	3	44	10,771	
4	0845	KOOL DECK	0	0	0	0	526.00	SF	7.25	7.25	100	2006	2006	3	87	3,318	
5	0911	SCRN RM A	0	0	0	0	990.00	SF	17.50	17.50	100	2006	2006	3	27	4,678	
6	0754	FOP	0	0	10	10	100.00	SF	15.00	15.00	100	2007	2007	3	31	465	
7	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	2007	2007	3	88	1,544	

TOTAL OB/XF 27,583

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		298,580
TOTAL MARKET OB/XF VALUE		27,583
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,163
SOH/AGL Deduction		20,419
ASSESSED VALUE		360,744
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		360,744
TOTAL JUST VALUE		381,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18454	ADDITION	13,934	10/31/2006
B0617913	SWIM POOL	34,000	06/01/2006
M10632	MECH OTHER	0	11/01/2005
C15815	CO ISSUED	175,050	08/01/2005
E15431	ELEC OTHER	2,000	08/01/2005
P09834	OTHER	0	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2495/1951	9/07/2021	WD	Q	I	01
GRANTOR: VANZANT JOSEPH R & JU					SALE PRICE
GRANTEE: FKH SFR PROPCO H LP					365,000
1407/1548	4/28/2006	QC	U	I	01
GRANTOR: VANZANT GABRIEL J & I					100
GRANTEE: VANZANT JOSEPH RAY					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W14 FOP=[YR=2006] N10 W18 S10 E18\$ W18 N10 W18 S48 FGR=[YR=2006] W10 S24 E10 N2 E20 N12 W2 N7 W6 N1 W12 N2\$ S2 E12 S1 E6 S7 E2 FOP=[YR=2006] S7 E27 N5 W10 N4 W6 S2 W11\$ E11 N2 E6 S4 E13 N50\$.					