

EGGIMAN DEBRA JEAN
86342 EVERGREEN PL
YULEE, FL 32097

42-2N-27-435H-0130-0000

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	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	2	100		
Frame Stories Units	02	WOOD FRAME 100 1. 1. 100 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	2,037	100	2,037	211,555
FGR	484	55	266	27,626
FOP	36	30	11	1,143
FOP	156	30	47	4,881
USP	450	30	135	14,020
TOTALS	3,163		2,496	259,224

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0855	CONC PAVER	1 100	0	0	1,557.00	SF	10.00	10.00
4	0912	SCRN RM G	1 100	0	0	440.00	SF	20.00	20.00
5	0855	CONC PAVER	1 100	0	0	440.00	SF	10.00	10.00
6	0476	VF 6 SBPL	1 100	0	0	270.00	LF	32.00	32.00
7	0470	VNYL GATE	1 100	0	0	2.00	UT	300.00	300.00

QUALITY ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	119.6736	113.69	283,770	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM - 100% - 2024

Heated Area: 2037

HX Base Yr 2024

The floor plan shows a main rectangular building footprint with several smaller attached sections. The areas are labeled as follows:

- USP 2024:** A large section at the top right.
- FOP 2005:** A small rectangular section at the bottom left.
- BAS 2005:** A large central section.
- FGR 2005:** A rectangular section at the bottom right.

The perimeter dimensions are provided for each side of the main footprint and the smaller sections.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,224	
TOTAL MARKET OB/XF VALUE		41,125	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		355,349	
SOH/AGL Deduction		0	
ASSESSED VALUE		355,349	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		305,349	
TOTAL JUST VALUE		355,349	
NCON VALUE		46,020	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017967	ADDITION	33,240	12/07/2022
M09440	MECH OTHER	0	03/01/2005
P09036	OTHER	0	02/01/2005
E0514125	ELEC OTHER	2,000	02/01/2005
R046945	REPAIR/RRF	1,500	12/01/2004
B0414167	NEW CONSTR	185,968	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2504/1920	10/04/2021	WD	Q	I	02	282,500	

GRANTOR: PORTER ANN

GRANTEE:EGGIMAN DEBRA JEAN

1341/09728/12/2005WDQI187,500

GRANTOR:MATTAMY (JACKSONVILLE)

GRANTEE:PORTER ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W21 S11 W14 N11 W14 S46 E10 E2 N4 E5 S4 E11 N3 E11 S2 E10 N45 \$
FGR=[YR=2005;ORIG=-21,46] S21 E21 N22 W10 N2 W11 S3 \$
USP=[YR=2024;ORIG=-27,-20] S20 E6 E21 U20L9 W18 \$
FOP=[YR=2005;ORIG=-21,0] W6 D0.1L8 S11 E14 N11 \$
FOP=[YR=2005;ORIG=-39,46] S2 E8 N2 W1 N4 W5 S4 W2 \$

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	55,000							

REVIEW DATE 04/11/2023 BY DJ

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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