LOT 134
IN OR 1868/1143
HICKORY VILLAGE #1 PB 6/369

DUNN MARTIN D & FLORENCE S
86357 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0134-0000

BUILDING CHARACTERISTICS

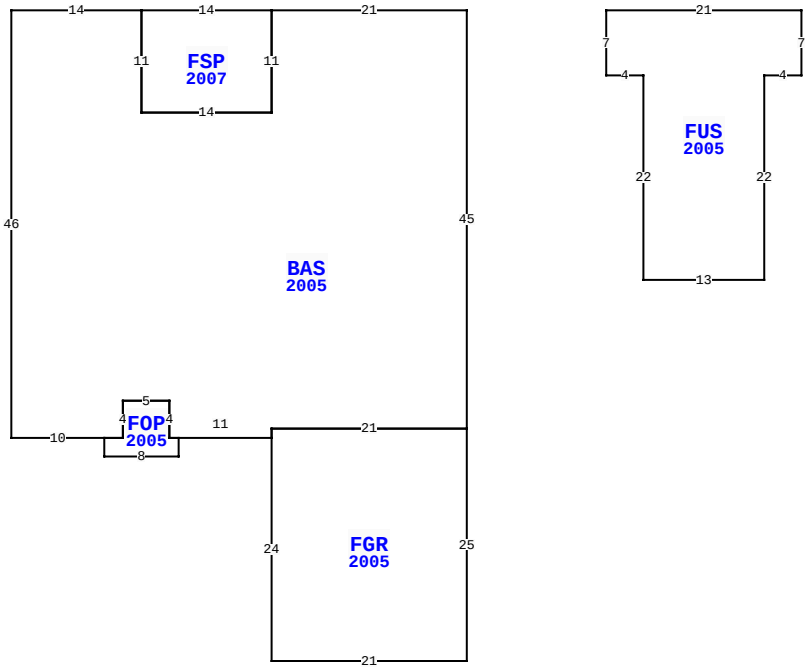
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,059	100	2,059	215,570
FGR	525	55	289	30,257
FOP	36	30	11	1,152
FSP	154	40	62	6,491
FUS	433	100	433	45,333
TOTALS	3,207		2,854	298,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	120.6396	114.61	327,097	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2014 Heated Area: 2492 HX Base Yr 2014



86357 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		298,803
TOTAL MARKET OB/XF VALUE		33,184
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		386,987
SOH/AGL Deduction		164,849
ASSESSED VALUE		222,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,138
TOTAL JUST VALUE		386,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17478	SWIM POOL	20,000	03/01/2006
M09442	MECH OTHER	0	03/01/2005
P09035	OTHER	0	02/01/2005
E0514117	ELEC OTHER	2,000	02/01/2005
R046935	REPAIR/RRF	1,500	12/01/2004
B0414188	NEW CONSTR	216,400	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1143	7/15/2013	WD	Q	I	01	241,000
GRANTOR: ANDERSON GARY M & SHE						
GRANTEE: DUNN MARTIN D & FLO						
1337/1546	8/01/2005	WD	Q	I		219,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ANDERSON GARY M & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FSP=[YR=2007] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2005] S24 E21 N25 W21 S1$ N1 E21 N45$ PTR=E15 FUS=[YR=2005] E21 S7 W4 S22 W13 N22 W4 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	0855	CONC PAVER	0	100	35	3	105.00	SF	10.00	10.00	100	2005	2005	3	86	903	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2005	2005	3	86	2,791	
3	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2006	2006	3	44	14,586	
4	0855	CONC PAVER	0	100	0	0	867.00	SF	10.00	10.00	100	2006	2006	3	87	7,543	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
6	0476	VF 6 SBPL	0	100	0	0	324.00	LF	32.00	32.00	100	2006	2006	3	69	7,154	

LAND DESCRIPTION

TOTAL OB/XF 33,184

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS