



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	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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1,930	210,649
FGR	528	55	290	31,652
FOP	34	30	10	1,092
FSP	128	40	51	5,566

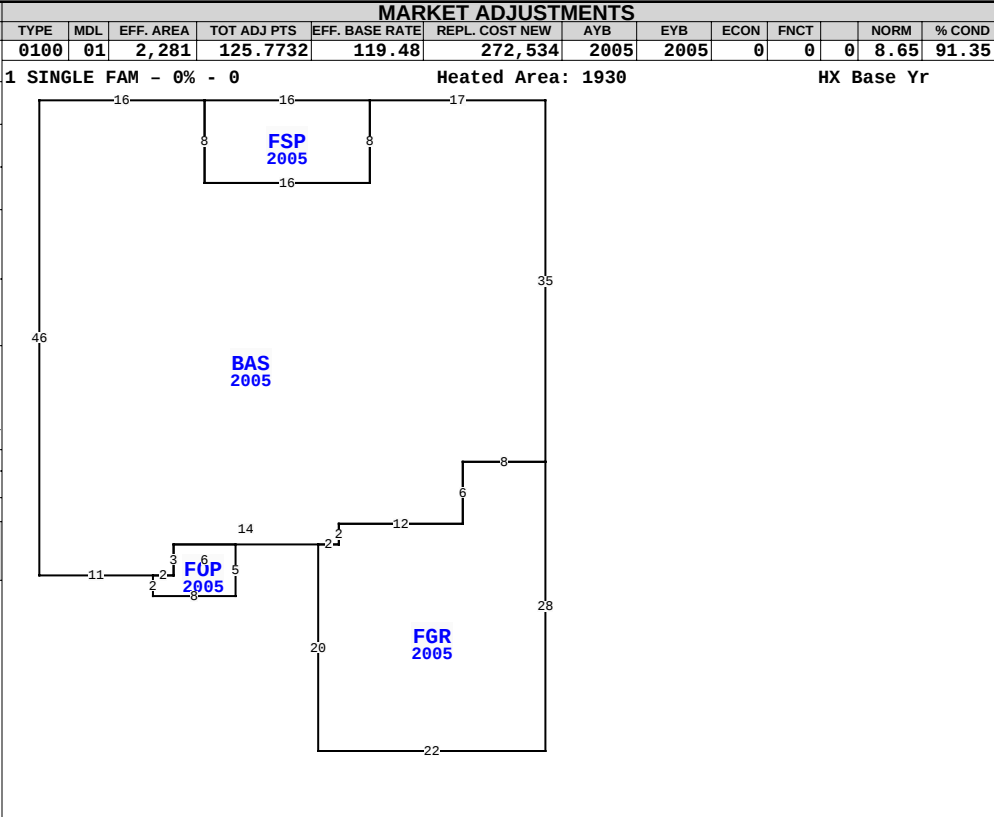
TOTALS	2,620		2,281	248,960
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EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	805.00	SF	5.20	5.20	100	2005	2005	3	86	3,600	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
3	0476	VF 6 SBPL	0	0	0	0	135.00	LF	32.00	32.00	100	2007	2007	3	72	3,110	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	

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	

86333 EVERGREEN PL, YULEE

TOTAL OB/XF

8,706

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,960
TOTAL MARKET OB/XF VALUE		8,706
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,666
SOH/AGL Deduction		31,482
ASSESSED VALUE		281,184
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		281,184
TOTAL JUST VALUE		312,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19833	SWIM POOL	300	05/01/2007
B19744	ADDITION	1,000	04/01/2007
M09316	MECH OTHER	0	02/01/2005
E0514130	ELEC OTHER	2,000	02/01/2005
P0508866	OTHER	0	02/01/2005
B0414106	NEW CONSTR	181,900	11/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2423/0125	12/21/2020	WD Q	I 01
GRANTOR: STEWART HEATHER I & E			
GRANTEE: AH4R PROPERTIES TWO			
2154/1649	10/28/2017	WD Q	I 01
GRANTOR: *CONFIDENTIAL*			
GRANTEE: STEWART HEATHER I &			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W17 FSP=[YR=2005] W16 S8 E16 N8\$ S8 W16 N8 W16 S46 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2\$ E2 N3 E14 FGR=[YR=2005] S20 E22 N28 W8 S6 W12 S2 W2\$ E2 N2 E12 N6 E8 N35\$.			