

LOT 141
IN OR 2191/994
HICKORY VILLAGE #1 PB 6/369

DEGAETANO DYANN & GLENN ALAN
86299 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,388	100	2,388	252,086
FGR	421	55	232	24,491
FOP	181	30	54	5,700
FSP	149	40	60	6,334
PTO	252	5	13	1,373

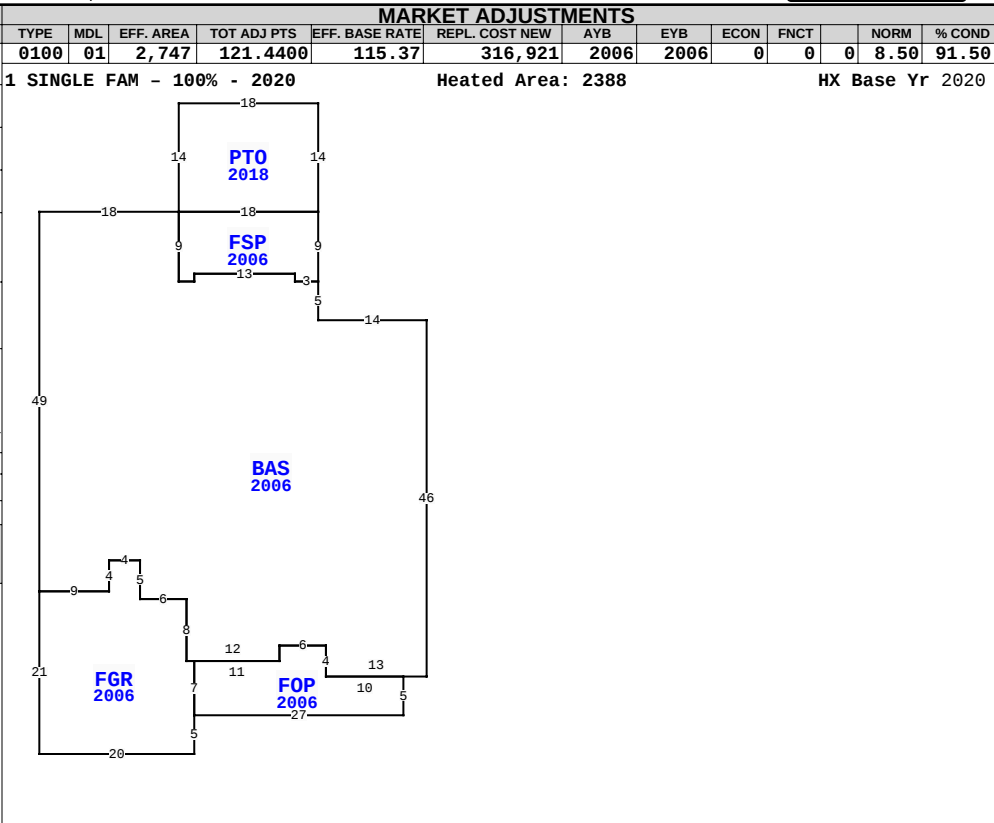
TOTALS	3,391		2,747	289,983
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0911	SCRN RM A	0	100	14	18	252.00	SF	17.50	17.50	100	2018	2018	3	82	3,616	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2006	2006	3	69	3,842	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
5	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2006	2006	3	87	600	
6	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	87	3,058	
7	0866	POOL FIBER	0	100	8	20	160.00	SF	72.00	72.00	100	2022	2022	3	97	11,174	
8	0855	CONC PAVER	0	100	0	0	758.00	SF	10.00	10.00	100	2022	2022	3	100	7,580	

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	100		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	

86299 EVERGREEN PL, YULEE																							
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		289,983			
TOTAL MARKET OB/XF VALUE		33,227			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		378,210			
SOH/AGL Deduction		104,559			
ASSESSED VALUE		273,651			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		223,651			
TOTAL JUST VALUE		378,210			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		365,988			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003750	SWIM POOL	20,000	03/09/2022
18010348	ADDITION	6,022	10/12/2018
M10278	MECH OTHER	0	09/01/2005
E15435	ELEC OTHER	2,000	08/01/2005
C15527	CO ISSUED	175,050	07/01/2005
R07851	REPAIR/RRF	3,500	07/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2191/0994	4/20/2018	WD Q	I 01
GRANTOR: COUCH MURIEL M			
GRANTEE: DEGAETANO DYANN & G			
1885/0546	9/27/2013	QC U	I 11
GRANTOR: COUCH MURIEL M & GILB			
GRANTEE: COUCH MURIEL M			

OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
2191/0994	4/20/2018	WD Q	I 01	266,000
GRANTOR: COUCH MURIEL M				
GRANTEE: DEGAETANO DYANN & G				
1885/0546	9/27/2013	QC U	I 11	100
GRANTOR: COUCH MURIEL M & GILB				
GRANTEE: COUCH MURIEL M				

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FSP=[YR=2006] N9 PTO=[YR=2018] N14 W18 S14 E18\$ W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N46\$.