LOT 142
IN OR 1977/1603
HICKORY VILLAGE #1 PB 6/369

PAYNE SCOTT M
PO BOX 1123
YULEE, FL 32041

2024

42-2N-27-435H-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

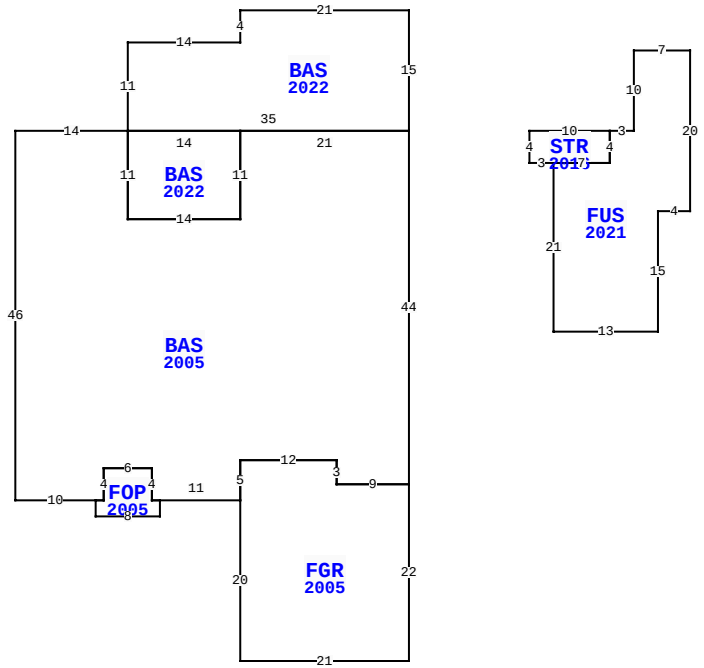
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	206,372
BAS	154	100	154	15,907
BAS	469	100	469	48,443
FGR	498	55	274	28,301
FOP	40	30	12	1,240
FUS	407	100	407	42,038
STR	40	10	4	413
TOTALS	3,606		3,318	342,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,318	119.0250	113.07	375,166	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2016 Heated Area: 3028 HX Base Yr 2016



86287 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,714
TOTAL MARKET OB/XF VALUE		45,414
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		443,128
SOH/AGL Deduction		123,304
ASSESSED VALUE		319,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,824
TOTAL JUST VALUE		443,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006221	ADDITION	76,650	07/07/2021
B1530577	ADDITION	61,074	06/10/2015
E0514114	ELEC OTHER	2,000	02/01/2005
M0509194	MECH OTHER	0	02/01/2005
P0508879	OTHER	0	02/01/2005
R046946	REPAIR/RRF	1,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1603	5/04/2015	WD	Q	I	01	187,000
GRANTOR: DEMARCO ANTHONY P & K						
GRANTEE: PAYNE SCOTT M						
1328/0201	6/23/2005	WD	Q	I		173,200
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DEMARCO ANTHONY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 BAS=[YR=2022] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E11 FGR=[YR=2005] S20 E21 N22 W9 N3 W12 S5$ N5 E12 S3 E9 N44$ BAS=[YR=2022] N15 W21 S4 W14 S11 E35$ PTR= E15 STR=[YR=2016] S4 E3 FUS=[YR=2021] S21 E13 N15 E4 N20 W7 S10 W3 S4 W7$ E7 N4 W10$ 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	0	0	1,870.00	SF	10.00	10.00	100	2020	2020	3	99	18,513	
2	0855	CONC PAVER	0	100	0	0	1,887.00	SF	10.00	10.00	100	2018	2018	3	97	18,304	
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2021	2021	3	98	7,715	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 45,414

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 04/05/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS