

LOT 155
IN OR 2093/635
HICKORY VILLAGE #2 PB 7/120

PEREZ JOHN JR & SUZANNE K
86099 EVERGREEN PL
YULEE, FL 32097

2024

42-2N-27-435H-0155-0000

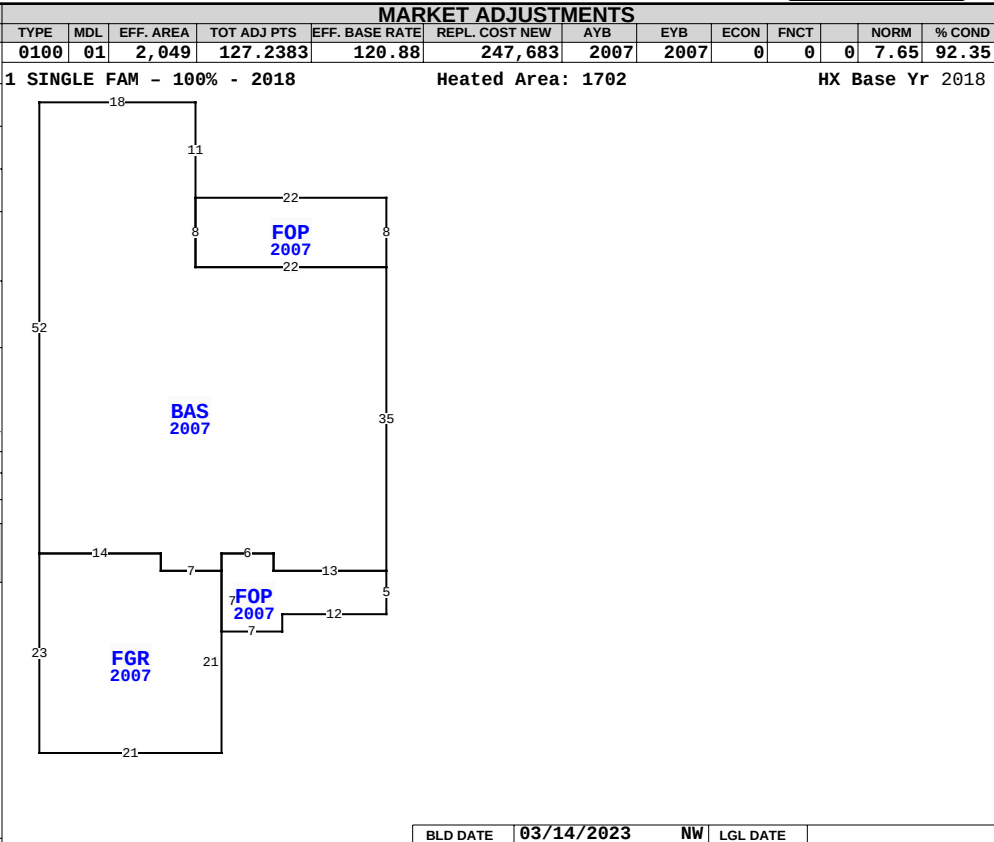


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	189,999
FGR	469	55	258	28,801
FOP	121	30	36	4,019
FOP	176	30	53	5,917
TOTALS	2,468		2,049	228,735

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100	2007
2	0811	CONCRETE B	0 100	0	0	660.00	SF	5.20	5.20	100	2007
3	0476	VF 6 SBPL	0 100	0	0	148.00	LF	32.00	32.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



TOTAL OB/XF 7,668											
BLD DATE	03/14/2023	NW	LGL DATE		XF DATE	08/08/2007	JM	LAND DATE	08/08/2007	JM	
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				228,735	
TOTAL MARKET OB/XF VALUE				7,668	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				291,403	
SOH/AGL Deduction				99,172	
ASSESSED VALUE				192,231	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				142,231	
TOTAL JUST VALUE				291,403	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				281,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17712	ELEC OTHER	2,000	07/01/2006
M11509	MECH OTHER	0	05/01/2006
P10999	OTHER	0	04/01/2006
C17331	CO ISSUED	0	03/01/2006
B17331	NEW CONSTR	131,576	03/01/2006
R09035	REPAIR/RRF	3,500	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2093/0635	1/05/2017	WD	Q	I	01
GRANTOR: ROBBINS GERREN C					
GRANTEE: PEREZ JOHN JR & SUZ					
1908/0979	3/18/2014	WD	Q	I	01
GRANTOR: SCANDRIDGE CHRISTOPHE					
GRANTEE: ROBBINS GERREN C					

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=2007] W22 BAS=[YR=2007] N11 W18 S52 FGR=[YR=2007] S23 E21 N21 W7 N2 W14\$ E14 S2 E7FOP=[YR=2007] S7 E7 N2 E12 N5 W13N2 W6 S2\$N2 E6 S2 E13N35 W22 N8\$ S8 E22 N8\$.					