

LOT 158
IN OR 1417/1788
HICKORY VILLAGE #2 PB 7/120

BLANTON DIANE M
86073 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0158-0000



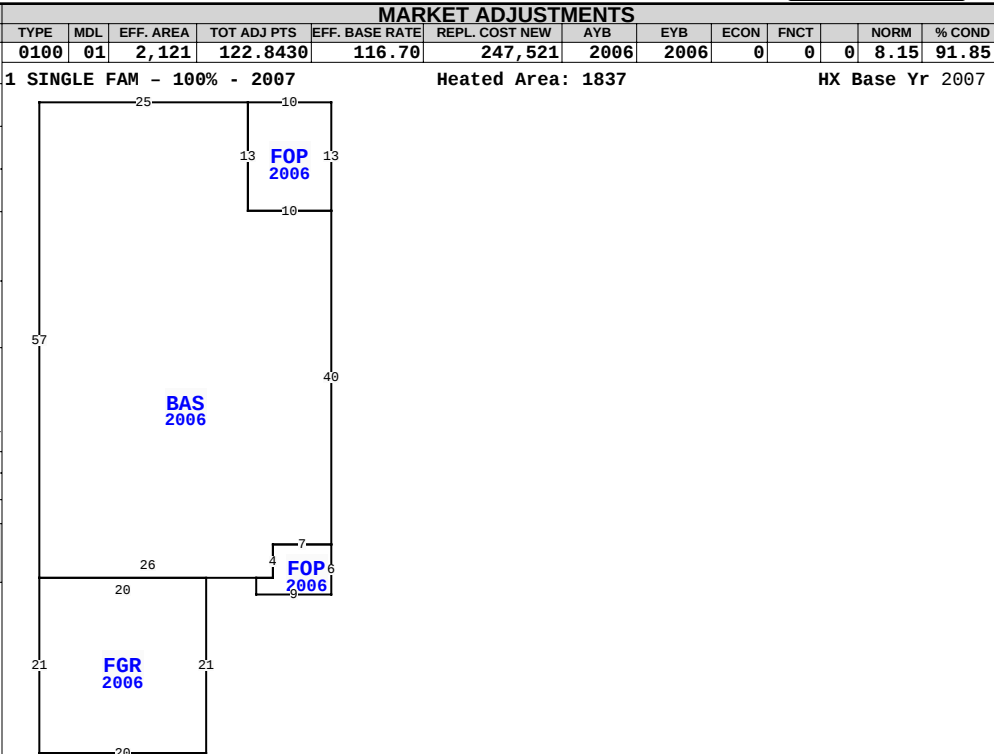
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	196,906
FGR	420	55	231	24,761
FOP	46	30	14	1,501
FOP	130	30	39	4,180

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	100	0	0	793.00	SF	5.20	5.20	100	2006	2006	3	87	3,588	
2	0462	ST/AL FNC	0	100	0	0	916.00	SF	10.00	10.00	100	2006	2006	3	44	4,030	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

LAND DESCRIPTION			TOTAL OB/XF 7,825														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



TOTALS	2,433	2,121	227,348
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EXTRA FEATURES	86073 EVERGREEN PL, YULEE
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,348	
TOTAL MARKET OB/XF VALUE		7,825	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		290,173	
SOH/AGL Deduction		130,530	
ASSESSED VALUE		159,643	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		109,643	
TOTAL JUST VALUE		290,173	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16339	CO ISSUED	0	01/01/2006
B16339	NEW CONSTR	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1417/1788	6/07/2006	WD	Q	I		223,900	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: BLANTON DIANE M							
1337/1410	8/01/2005	WD	U	V	19	2,360,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: MATTAMY (JACKSONVIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W10 BAS=[YR=2006] W25 S57 FGR=[YR=2006] S21 E20 N21 W20\$ E26 FOP=[YR=2006] S2 E9 N6 W7 S4 W2\$ E2 N4 E7 N40 W10 N13\$ S13 E10 N13 \$.									