LOT 160
IN OR 1978/1914
HICKORY VILLAGE #2 PB 7/120

AUGLIS ERIC-MICHAEL S & DOROTHY D
86047 EVERGREEN PL
YULEE, FL 32097

**2024**

**42-2N-27-435H-0160-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

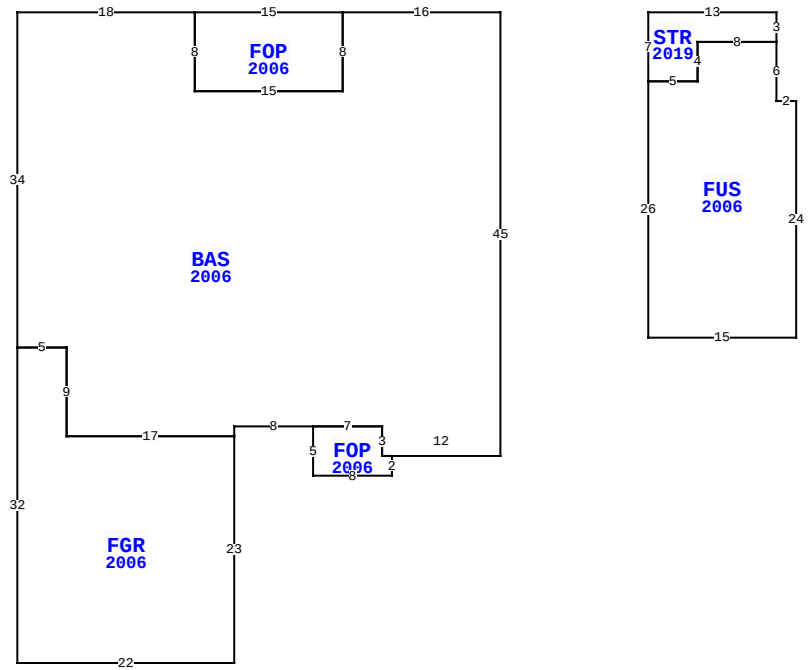
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,951 | 100 | 1,951 | 214,302 |
| FGR | 551 | 55 | 303 | 33,282 |
| FOP | 37 | 30 | 11 | 1,209 |
| FOP | 120 | 30 | 36 | 3,954 |
| FUS | 418 | 100 | 418 | 45,914 |
| STR | 59 | 10 | 6 | 660 |
| TOTALS | 3,136 | | 2,725 | 299,320 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,725 | 122.5440 | 116.42 | 317,244 | 2006 | 2011 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SINGLE FAM – 100% - 2016 Heated Area: 2369 HX Base Yr 2016




86047 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 | | 299,320 |
| TOTAL MARKET OB/XF VALUE | | 48,795 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 403,115 |
| SOH/AGL Deduction | | 145,514 |
| ASSESSED VALUE | | 257,601 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 202,601 |
| TOTAL JUST VALUE | | 403,115 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 391,041 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004669 | ADDITION | 22,185 | 03/25/2022 |
| 19010103 | REPAIR/RRF | 0 | 12/13/2019 |
| 18010634 | SWIM POOL | 30,000 | 10/22/2018 |
| C16338 | CO ISSUED | 0 | 01/01/2006 |
| B16338 | NEW CONSTR | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1978/1914 | 4/17/2015 | WD | Q | I | 01 | 213,000 |
| GRANTOR: WOJDYLA JOSEPH A & CH | | | | | | |
| GRANTEE: AUGLIS ERIC-MICHAEL | | | | | | |
| 1418/0166 | 6/07/2006 | WD | Q | I | | 233,300 |
| GRANTOR: MATTAMY (JACKSONVILLE | | | | | | |
| GRANTEE: WOJDYLA JOSEPH A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W15 S8 E15 N8$ S8 W15 N8 W18 S34 FGR=[YR=2006] S32 E22 N23 W17 N9 W5$ E5 S9 E17 N1 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7$ E7 S3 E12 N45$ PTR=E15 STR=[YR=2019] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N26 E5 N4 E8$ W8 S4 W5 N7$ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 839.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 87 | 3,796 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 110.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 87 | 3,062 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 25 | 12 | 300.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 87 | 22,185 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 540.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 5,238 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 855.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 97 | 14,514 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,795

| 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 09/20/2022 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS