

LOT 164
IN OR 2094/1150
HICKORY VILLAGE #2 PB 7/120

HAIGHT JAMES ALAN
86011 EVERGREEN PL
YULEE, FL 32097

2024

42-2N-27-435H-0164-0000



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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	212,031
FGR	551	55	303	32,929
FOP	37	30	11	1,196
FOP	120	30	36	3,912
FUS	418	100	418	45,428
STP	12	10	1	108
STR	59	10	6	653

TOTALS 3,148 2,726 296,256

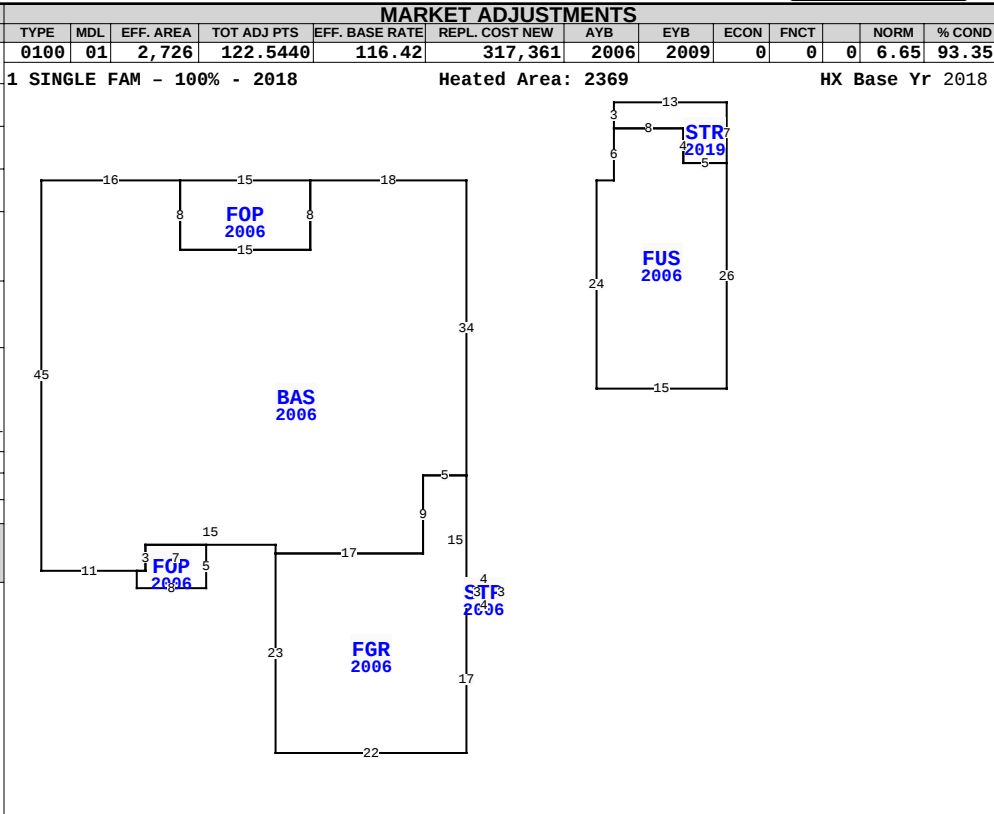
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20	5.20	100	2006	2006	3	87	3,823	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
3	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2022	2022	3	98	28,155	
4	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00	10.00	100	2022	2022	3	100	10,960	

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							

REVIEW DATE 12/21/2022 BY NW



86011 EVERGREEN PL, YULEE

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

LAND DATE
AG DATE

TOTAL OB/XF 46,088

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							

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							

REVIEW DATE 12/21/2022 BY NW

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	296,256
TOTAL MARKET OB/XF VALUE	46,088
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	397,344
SOH/AGL Deduction	115,497
ASSESSED VALUE	281,847
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	231,847
TOTAL JUST VALUE	397,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,696

PERMIT NUM DESCRIPTION AMT ISSUED

21007498 SWIM POOL 35,100 06/09/2021

20012274 REMODEL 0 12/09/2020

C0516334 CO ISSUED 0 11/01/2005

B0516334 NEW CONSTR 0 11/01/2005

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2094/1150 1/04/2017 QC U I 11 100

GRANTOR: HAIGHT PHYLLIS & DONA

GRANTEE: HAIGHT JAMES ALAN

1895/1398 12/19/2013 WD U I 30 100

GRANTOR: HAIGHT DONALD & PHYLL

GRANTEE: HAIGHT DONALD & PHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W15 S8 E15 N8\$ S8 W15 N8 W16

S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E15 S1

FGR=[YR=2006] S23 E22 N17 STP=[YR=2006] E4N3 W4 S3\$ N15 W5 S9

W17\$ E17 N9 E5 N34\$ PTR=E15 FUS=[YR=2006] E2 N6 STR=[YR=2019]

N3 E13 S7 W5 N4 W8\$ E8 S4 E5 S26 W15 N24\$ W15\$.