LOT 166
HICKORY VILLAGE #2 PB 7/120

MCNAMARA PAMELA S & BRIAN D
86005 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0166-0000

BUILDING CHARACTERISTICS

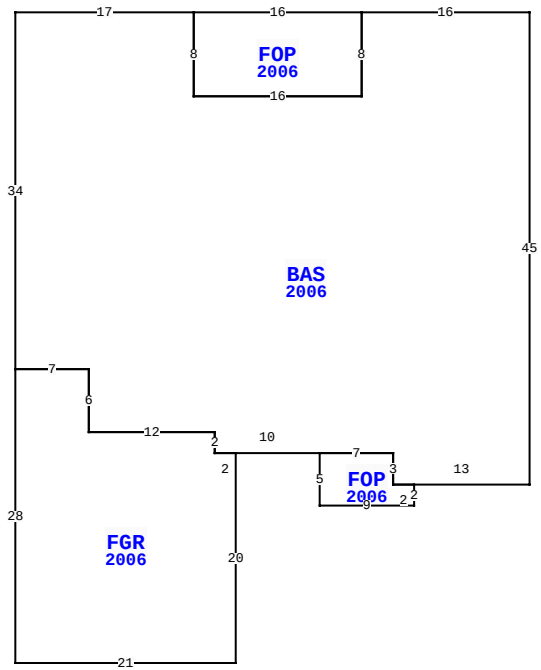
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,889	100	1,889	208,049
FGR	500	55	275	30,288
FOP	39	30	12	1,322
FOP	128	30	38	4,186
TOTALS	2,556		2,214	243,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	126.2240	119.91	265,481	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1889 HX Base Yr



86005 EVERGREEN PL, YULEE

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	243,844
TOTAL MARKET OB/XF VALUE	4,285
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	303,129
SOH/AGL Deduction	29,153
ASSESSED VALUE	273,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,976
TOTAL JUST VALUE	303,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516331	CO ISSUED	0	11/01/2005
B0516331	NEW CONSTR	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/176	4/17/2024	WD	Q	I	01	350,000
GRANTOR: GERVIN LISA & BRUCE B						
GRANTEE: MCNAMARA PAMELA S &						
1420/1691	6/16/2006	WD	Q	I		243,100
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GERVIN LISA & BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W17 S34 FGR=[YR=2006] S28 E21 N20 W2 N2 W12 N6 W7$ E7 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7$ E7 S3 E13 N45$.

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	0	0	0	91.00	SF	10.00	10.00	100	2006	2006	3	87	792	
2	0811	CONCRETE B	0	0	0	0	772.00	SF	5.20	5.20	100	2006	2006	3	87	3,493	

LAND DESCRIPTION

TOTAL OB/XF 4,285

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS