

LOT 122
IN OR 1399/269
HICKORY VILLAGE #2 PB 7/120

EVATT ANTHONY V & KARLIE M
86190 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0122-0000



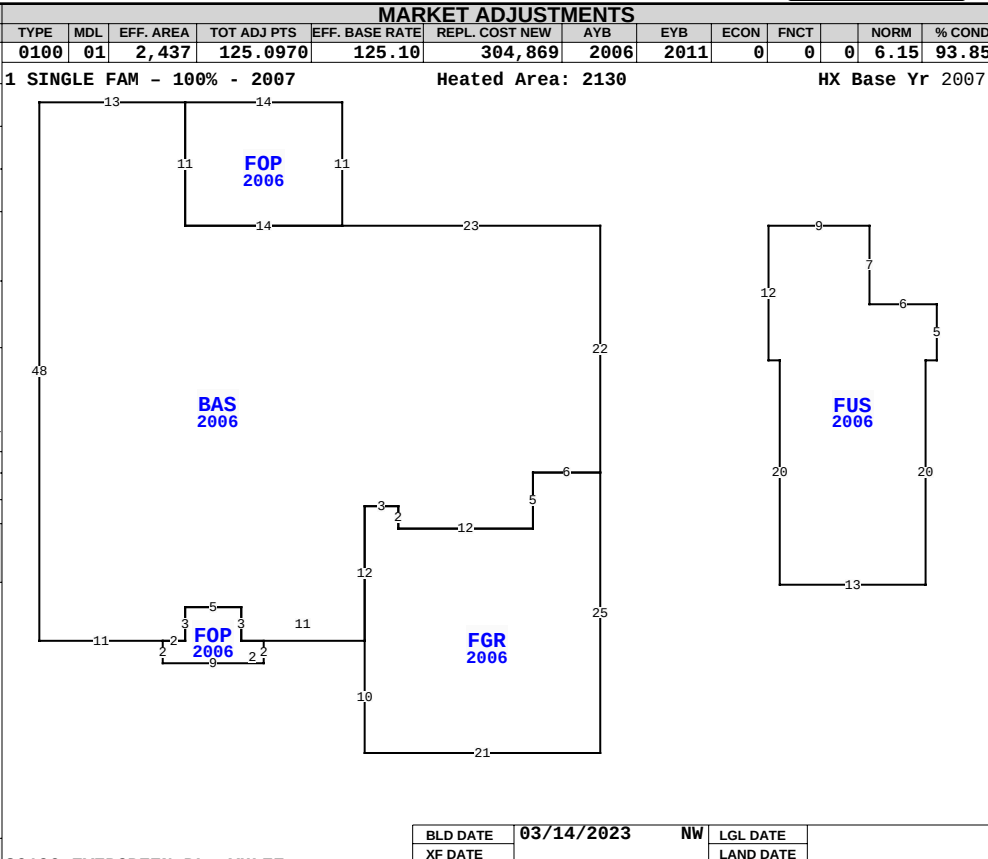
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2006	1,732	203,348
FGR	456	55	2006	251	29,469
FOP	33	30	2006	10	1,174
FOP	154	30	2006	46	5,401
FUS	398	100	2006	398	46,728
TOTALS	2,773			2,437	286,120

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00
3	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00

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



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

TOTAL OB/XF									
26,178									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,120	
TOTAL MARKET OB/XF VALUE		26,178	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		367,298	
SOH/AGL Deduction		176,472	
ASSESSED VALUE		190,826	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		140,104	
TOTAL JUST VALUE		367,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004158	REPAIR/RRF	0	06/03/2020
B1023564	SWIM POOL	0	05/10/2010
C0515973	C0 ISSUED	0	10/01/2005
B0515973	NEW CONSTR	0	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1399/0269	3/27/2006	WD	Q	I		233,400	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: EVATT ANTHONY V & K							
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									
BAS=[YR=2006] W23 FOP=[YR=2006] N11 W14 S11 E14\$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12\$ N12 E3 S2 E12 N5 E6 N22\$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12\$ W15\$.									