LOT 128
IN OR 1572/1750
HICKORY VILLAGE #1 PB 6/369

VANZANT JOSEPH R
86290 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0128-0000

BUILDING CHARACTERISTICS

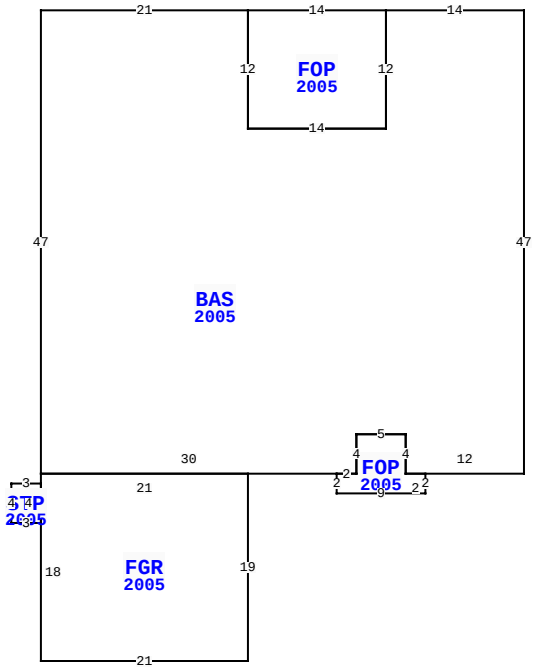
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2005	2,115	240,147
FGR	399	55	2005	219	24,867
FOP	38	30	2005	11	1,249
FOP	168	30	2005	50	5,677
STP	12	10	2005	1	114
TOTALS	2,732			2,396	272,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	124.9843	124.98	299,452	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 2023 Heated Area: 2115 HX Base Yr



86290 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	272,052
TOTAL MARKET OB/XF VALUE	3,521
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	330,573
SOH/AGL Deduction	0
ASSESSED VALUE	330,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,573
TOTAL JUST VALUE	330,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514937	ELEC OTHER	2,000	05/01/2005
M09624	OTHER	0	04/01/2005
P09230	OTHER	0	03/01/2005
R07340	REPAIR/RRF	1,500	03/01/2005
B14773	NEW CONSTR	184,675	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1572/1750	6/20/2008	QC	Q	I	01	100
GRANTOR: VANZANT JOSEPH R & ST						
GRANTEE: VANZANT JOSEPH R						
1346/0466	8/31/2005	WD	Q	I		184,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: VANZANT JOSEPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W14 S12 E14 N12$ S12 W14 N12 W21 S47 FGR=[YR=2005] S1 STP=[YR=2005] W3 S4 E3 N4 $ S18 E21 N19 W21$ E30 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 N47$.

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	0	0	0	806.00	SF	5.20	5.20	100	2005	2005	3	84	3,521	

LAND DESCRIPTION

TOTAL OB/XF 3,521

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	RES	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 07/30/2025 BY SYS