LOT 129
HICKORY VILLAGE #1 PB 6/369

FKH SFR PROPCO H LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2025

42-2N-27-435H-0129-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

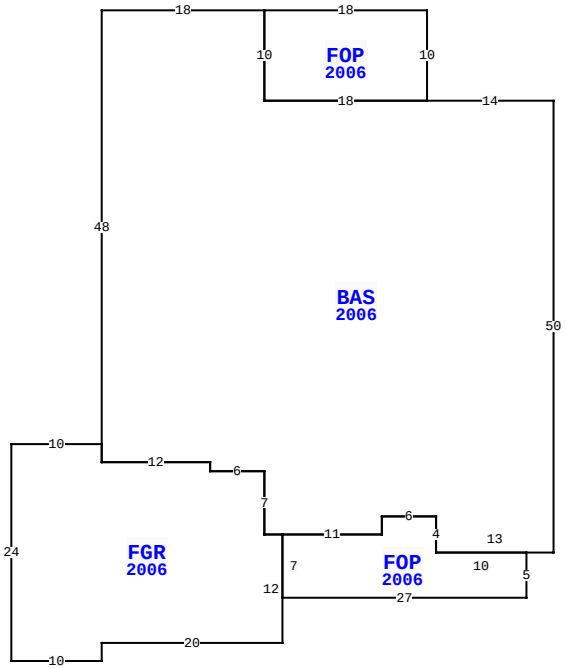
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100	2006	2,456	264,358
FGR	618	55	2006	340	36,597
FOP	180	30	2006	54	5,813
FOP	181	30	2006	54	5,813
TOTALS	3,435			2,904	312,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,904	117.8290	117.83	342,178	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 2456 HX Base Yr



86310 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,580
TOTAL MARKET OB/XF VALUE	25,891
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	393,471
SOH/AGL Deduction	0
ASSESSED VALUE	393,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,471
TOTAL JUST VALUE	393,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18454	ADDITION	13,934	10/31/2006
B0617913	SWIM POOL	34,000	06/01/2006
M10632	MECH OTHER	0	11/01/2005
C15815	CO ISSUED	175,050	08/01/2005
E15431	ELEC OTHER	2,000	08/01/2005
P09834	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1951	9/07/2021	WD	Q	I	01	365,000
GRANTOR: VANZANT JOSEPH R & JU						
GRANTEE: FKH SFR PROPCO H LP						
1407/1548	4/28/2006	QC	Q	I	01	100
GRANTOR: VANZANT GABRIEL J & I						
GRANTEE: VANZANT JOSEPH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N10 W18 S10 E18$ W18 N10 W18 S48 FGR=[YR=2006] W10 S24 E10 N2 E20 N12 W2 N7 W6 N1 W12 N2$ S2 E12 S1 E6 S7 E2 FOP=[YR=2006] S7 E27 N5 W10 N4 W6 S2 W11$ E11 N2 E6 S4 E13 N50$.

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	96.00	SF	10.00	10.00	100	2006	2006	3	86	826	
2	0812	CONCRETE C	0	0	0	0	1,716.00	SF	4.00	4.00	100	2006	2006	3	86	5,903	
3	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	2006	2006	3	40	9,792	
4	0845	KOOL DECK	0	0	0	0	526.00	SF	7.25	7.25	100	2006	2006	3	86	3,280	
5	0911	SCRN RM A	0	0	0	0	990.00	SF	17.50	17.50	100	2006	2006	3	24	4,158	
6	0754	FOP	0	0	10	10	100.00	SF	15.00	15.00	100	2007	2007	3	27	405	
7	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	2007	2007	3	87	1,527	

LAND DESCRIPTION

TOTAL OB/XF 25,891

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