

LOT 134
IN OR 1868/1143
HICKORY VILLAGE #1 PB 6/369

DUNN MARTIN D & FLORENCE S
86357 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0134-0000



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
------------------	---------

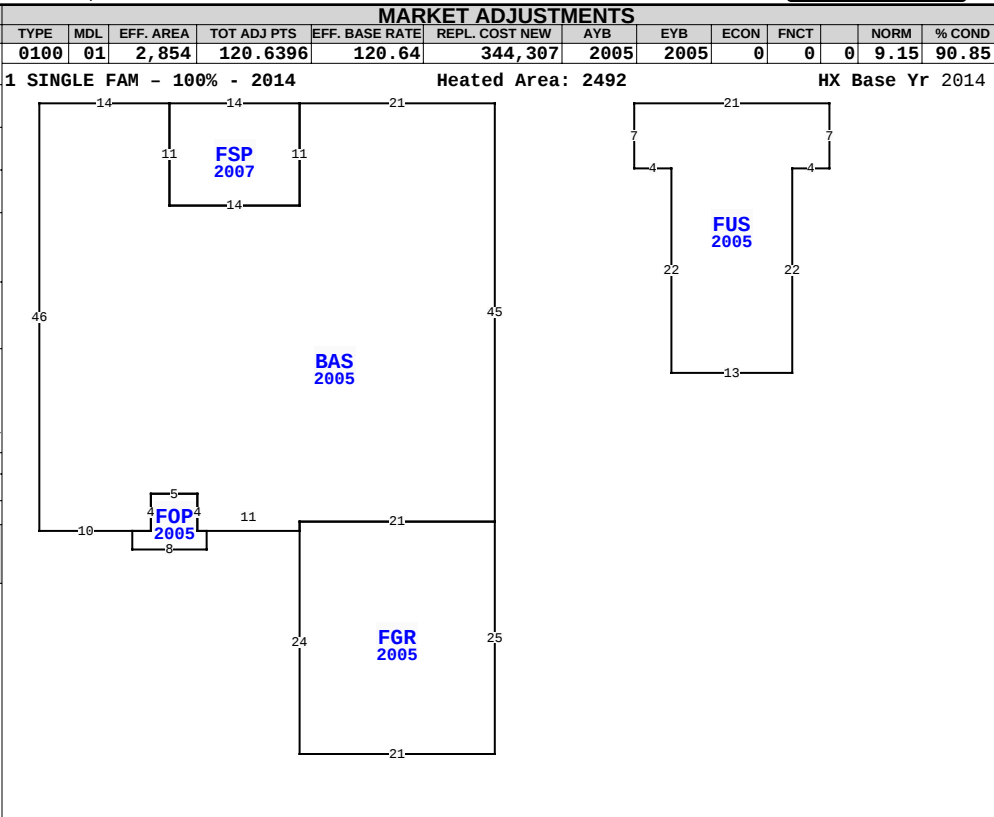
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2005	2,059	225,670
FGR	525	55	2005	289	31,675
FOP	36	30	2005	11	1,206
FSP	154	40	2007	62	6,796
FUS	433	100	2005	433	47,457

TOTALS	3,207			2,854	312,803
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	35	3	105.00	SF	10.00
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20
3	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	867.00	SF	10.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
6	0476	VF 6 SBPL	0	100	0	0	324.00	LF	32.00

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

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



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

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	0855	CONC PAVER	0	100	35	3	105.00	SF	10.00	10.00	100	2005	2005	3	84	882	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2005	2005	3	84	2,726	
3	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2006	2006	3	40	13,260	
4	0855	CONC PAVER	0	100	0	0	867.00	SF	10.00	10.00	100	2006	2006	3	86	7,456	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	
6	0476	VF 6 SBPL	0	100	0	0	324.00	LF	32.00	32.00	100	2006	2006	3	66	6,843	

TOTAL OB/XF										31,365							
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,803	
TOTAL MARKET OB/XF VALUE		31,365	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		399,168	
SOH/AGL Deduction		170,588	
ASSESSED VALUE		228,580	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		177,858	
TOTAL JUST VALUE		399,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17478	SWIM POOL	20,000	03/01/2006
M09442	MECH OTHER	0	03/01/2005
P09035	OTHER	0	02/01/2005
E0514117	ELEC OTHER	2,000	02/01/2005
R046935	REPAIR/RRF	1,500	12/01/2004
B0414188	NEW CONSTR	216,400	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1868/1143	7/15/2013	WD	Q	I	01	241,000	
GRANTOR:ANDERSON GARY M & SHE							
GRANTEE:DUNN MARTIN D & FLO							
1337/1546	8/01/2005	WD	Q	I		219,500	
GRANTOR:MATTAMY (JACKSONVILLE							
GRANTEE:ANDERSON GARY M & S							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W21 FSP=[YR=2007] W14 S11 E14 N11\$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W5 S4 W2\$ E2 N4 E5 S4 E11 FGR=[YR=2005] S24 E21 N25 W21 S1\$ N1 E21 N45\$ PTR=E15 FUS=[YR=2005] E21 S7 W4 S22 W13 N22 W4 N7\$ W15\$.									