LOT 136
IN OR 1999/91
HICKORY VILLAGE #1 PB 6/369

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-435H-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

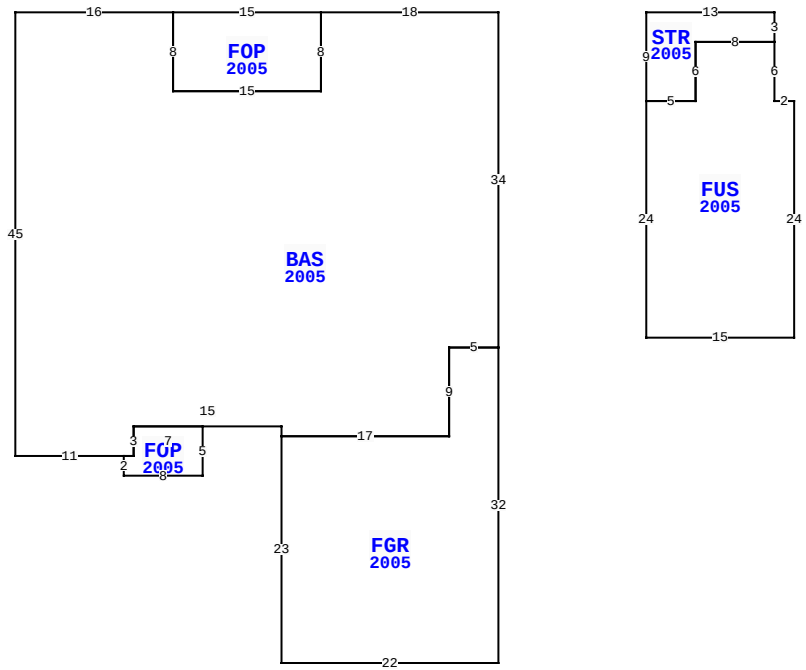
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,951	100	2005	1,951	217,201
FGR	551	55	2005	303	33,733
FOP	37	30	2005	11	1,225
FOP	120	30	2005	36	4,007
FUS	408	100	2005	408	45,421
STR	69	10	2005	7	779
TOTALS	3,136			2,716	302,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	122.5440	122.54	332,819	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 2359 HX Base Yr



86351 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,366
TOTAL MARKET OB/XF VALUE	4,962
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	362,328
SOH/AGL Deduction	16,049
ASSESSED VALUE	346,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,279
TOTAL JUST VALUE	362,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14784	ELEC OTHER	2,000	04/01/2005
M09537	OTHER	0	04/01/2005
P09129	OTHER	0	03/01/2005
B14588	NEW CONSTR	207,475	02/01/2005
R07244	REPAIR/RRF	1,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0091	8/25/2015	CT	U	I	18	135,200
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1773/0626	1/09/2012	QC	U	I	11	100
GRANTOR: COOK GREGORY M						
GRANTEE: KIRCHNER COLLEEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W15 S8 E15 N8 $ S8 W15 N8 W16 S45 E11 FOP=[YR=2005] S2 E8 N5 W7 S3 W1 $ E1 N3 E15 S1 FGR=[YR=2005] S23 E22 N32 W5 S9 W17 $ E17 N9 E5 N34 $ PTR= E15 STR=[YR=2005] E13 S3 FUS=[YR=2005] S6 E2 S24 W15 N24 E5 N6 E8$ W8 S6 W5 N9$ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0811	CONCRETE B	0	0	0	0	733.00	SF	5.20	5.20	100	2005	2005	3	84	3,202	

LAND DESCRIPTION

TOTAL OB/XF 4,962

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 09/12/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS