LOT 140
IN OR 1343/786
HICKORY VILLAGE #1 PB 6/369

HEMPSTEAD DALLAS R
96333 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-435H-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

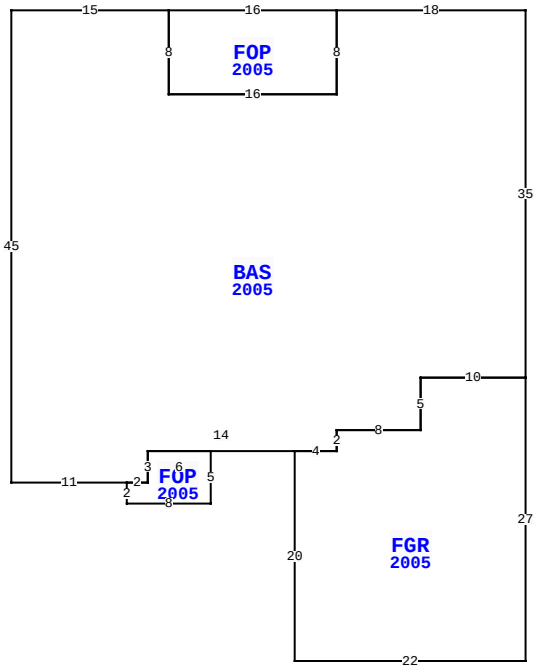
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,883	100	2005	1,883	210,143
FGR	526	55	2005	289	32,253
FOP	34	30	2005	10	1,116
FOP	128	30	2005	38	4,241
TOTALS	2,571			2,220	247,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	122.8430	122.84	272,705	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 1883 HX Base Yr



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

86313 EVERGREEN PL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,752
TOTAL MARKET OB/XF VALUE	2,608
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	305,360
SOH/AGL Deduction	12,508
ASSESSED VALUE	292,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,852
TOTAL JUST VALUE	305,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14706	ELEC OTHER	2,000	04/01/2005
M09439	MECH OTHER	0	03/01/2005
P09019	OTHER	0	02/01/2005
R0507057	REPAIR/RRF	1,500	02/01/2005
B0514309	NEW CONSTR	176,275	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0786	8/19/2005	WD	Q	I		176,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HEMPSTEAD DALLAS R						
1274/1081	11/17/2004	WD	U	V	19	950,400
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JAX) PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W15 S45 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2$ E2 N3 E14 FGR=[YR=2005] S20 E22 N27 W10 S5 W8 S2 W4$ E4 N2 E8 N5 E10 N35$.

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	597.00	SF	5.20	5.20	100	2005	2005	3	84	2,608	

LAND DESCRIPTION

TOTAL OB/XF 2,608

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