

DEGAETANO DYANN & GLENN ALAN
86299 EVERGREEN PLACE
YULEE, FL 32097

42-2N-27-435H-0141-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 2,747 121.4400 121.44 333,596 2006 2006 0 0 9.00 91.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2020 Heated Area: 2388 HX Base Yr 2020										BUILDING MARKET VALUE 303,572									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 32,262									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 08 SHT VINYL 60																				TOTAL MARKET VALUE 390,834									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 109,247									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 281,587									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 230,865									
Bathrooms 3 100																				TOTAL JUST VALUE 390,834									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 378,210									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22003750 SWIM POOL 20,000 03/09/2022									
MAP NUM MKT AREA 04																				18010348 ADDITION 6,022 10/12/2018									
NEIGHBORHOOD/LOC 4047.00																				M10278 MECH OTHER 0 09/01/2005									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				E15435 ELEC OTHER 2,000 08/01/2005									
BAS 2,388 100 2006 2,388 263,899																				C15527 CO ISSUED 175,050 07/01/2005									
FGR 421 55 2006 232 25,638																				R07851 REPAIR/RRF 3,500 07/01/2005									
FOP 181 30 2006 54 5,968																													
FSP 149 40 2006 60 6,630																													
PTO 252 5 2018 13 1,437																													
TOTALS 3,391 2,747 303,572																													
EXTRA FEATURES										86299 EVERGREEN PL, YULEE										BLD DATE 03/14/2023 NW LGL DATE									
																				LAND 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2006 2006 3 89 3,115																													
2 0911 SCR N RM A 0 100 14 18 252.00 SF 17.50 17.50 100 2018 2018 3 78 3,440																													
3 0476 VF 6 SBPL 0 100 0 0 174.00 LF 32.00 32.00 100 2006 2006 3 66 3,675																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2006 2006 3 66 198																													
5 0855 CONC PAVER 0 100 0 0 69.00 SF 10.00 10.00 100 2006 2006 3 86 593																													
6 0811 CONCRETE B 0 100 0 0 676.00 SF 5.20 5.20 100 2006 2006 3 86 3,023																													
7 0866 POOL FIBER 0 100 8 20 160.00 SF 72.00 72.00 100 2022 2022 3 93 10,714																													
8 0855 CONC PAVER 0 100 0 0 758.00 SF 10.00 10.00 100 2022 2022 3 99 7,504																													
LAND DESCRIPTION										TOTAL OB/XF 32,262																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 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 12/21/2022 BY NW										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 07/30/2025 BY SYS									