LOT 150
HICKORY VILLAGE #2 PB 7/120

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2025

42-2N-27-435H-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

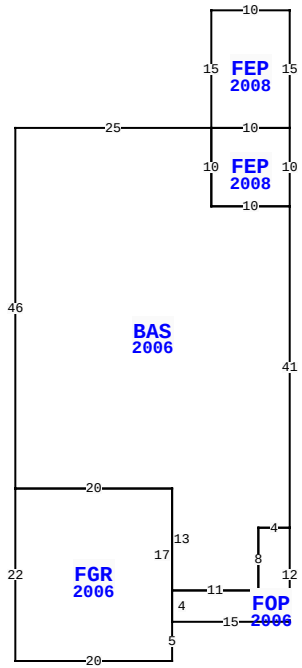
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,673	100	2006	1,673	189,813
FEP	100	80	2008	80	9,077
FEP	150	80	2008	120	13,615
FGR	440	55	2006	242	27,456
FOP	92	30	2006	28	3,177
TOTALS	2,455			2,143	243,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	124.1954	124.20	266,161	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 2023 Heated Area: 1673 HX Base Yr



86169 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	243,138
TOTAL MARKET OB/XF VALUE	3,318
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	301,456
SOH/AGL Deduction	0
ASSESSED VALUE	301,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,456
TOTAL JUST VALUE	301,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21902	ADDITION	34,000	09/01/2008
C15972	CO ISSUED	0	04/01/2005
B15972	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0202	7/08/2022	WD	Q	I	01	390,500
GRANTOR: RICKS MATTHEW J & MEL						
GRANTEE: SHV HOMES 1 LLC						
2256/0759	2/15/2019	WD	Q	I	01	240,000
GRANTOR: GAIO CHRISTIE JO & WI						
GRANTEE: RICKS MATTHEW J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S46 FGR=[YR=2006] S22 E20 N5 FOP=[YR=2006] E15 N12 W4 S8 W11 S4$ N17 W20$ E20 S13 E11 N8 E4 N41 FEP=[YR=2008] N10 FEP=[YR=2008] N15 W10 S15 E10$ W10 S10 E10$ W10 N10$.

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	742.00	SF	5.20	5.20	100	2006	2006	3	86	3,318	

LAND DESCRIPTION

TOTAL OB/XF 3,318

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