

LOT 158
IN OR 1417/1788
HICKORY VILLAGE #2 PB 7/120

BLANTON DIANE M
86073 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0158-0000



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	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	1,837	100	2006	1,837	206,138
FGR	420	55	2006	231	25,921
FOP	46	30	2006	14	1,571
FOP	130	30	2006	39	4,377
TOTALS	2,433			2,121	238,007

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,121	122.8430	122.84	260,544	2006	2006	0	0	8.65	91.35

1 SINGLE FAM - 100% - 2007

Heated Area: 1837

HX Base Yr 2007

Diagram showing lot dimensions and area calculations:

- Top horizontal dimension: 25
- Top-right vertical dimension: 10
- Right vertical dimension: 40
- Bottom-right vertical dimension: 21
- Bottom horizontal dimension: 26
- Left vertical dimension: 57
- Bottom-left vertical dimension: 21
- Bottom-left horizontal dimension: 20
- Top-right vertical dimension: 13
- Top-right horizontal dimension: 10
- Top-right vertical dimension: 13
- Top-right horizontal dimension: 7
- Top-right vertical dimension: 6
- Top-right horizontal dimension: 4
- Top-right vertical dimension: 9

Area calculations:

- BAS 2006
- FGR 2006
- FOP 2006
- FOP 2006

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					238,007
TOTAL MARKET OB/XF VALUE					7,408
TOTAL LAND VALUE - MARKET					55,000
TOTAL MARKET VALUE					300,415
SOH/AGL Deduction					136,142
ASSESSED VALUE					164,273
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					113,551
TOTAL JUST VALUE					300,415
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					290,173

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	916.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
TOTAL OB/XF 7,408											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 7,408											
REVIEW DATE 05/12/2019 BY KBA											