



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 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	3	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
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NEIGHBORHOOD/LOC	4047.00
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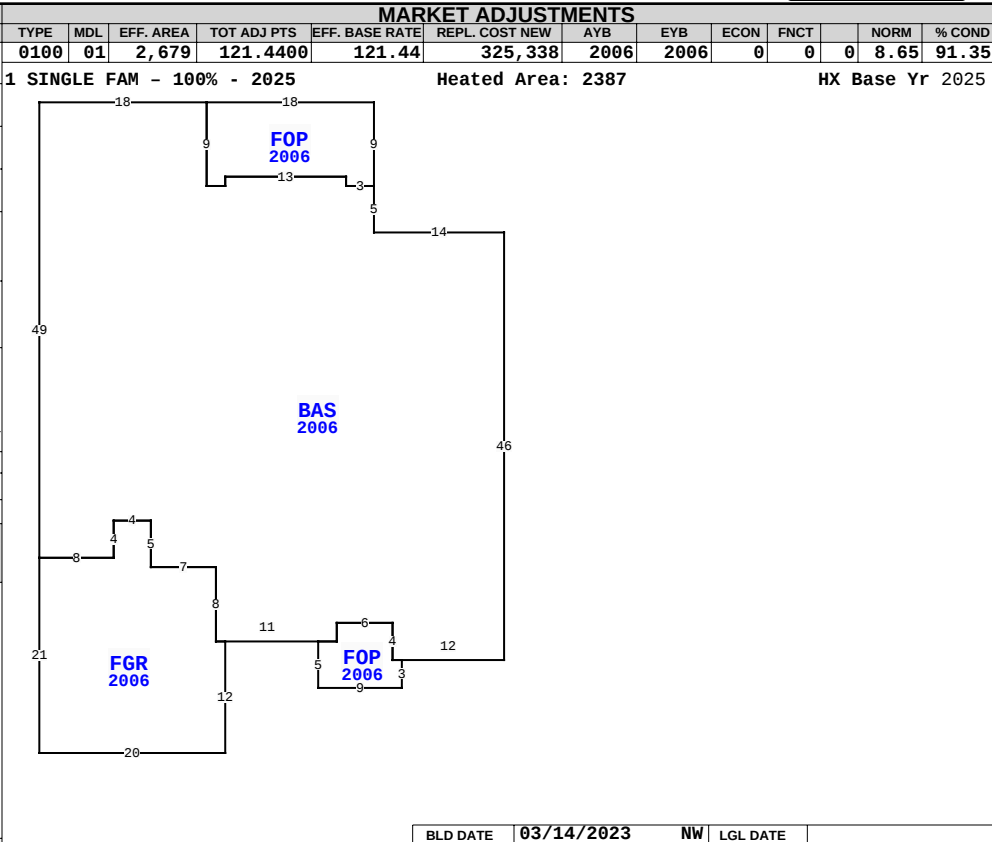
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2006	2,387	264,803
FGR	420	55	2006	231	25,626
FOP	55	30	2006	16	1,775
FOP	149	30	2006	45	4,992
TOTALS	3,011			2,679	297,196

EXTRA FEATURES	
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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	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2006	2006	3	86	3,036	
3	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	86	619	
4	0752	USP	0	100	18	10	180.00	SF	15.00	15.00	100	2011	2011	3	60	1,620	
5	0855	CONC PAVER	0	100	10	5	50.00	SF	10.00	10.00	100	2011	2011	3	91	455	

LAND DESCRIPTION			TOTAL OB/XF 8,845														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	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
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86061 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,196	
TOTAL MARKET OB/XF VALUE		8,845	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		361,041	
SOH/AGL Deduction		0	
ASSESSED VALUE		361,041	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		310,319	
TOTAL JUST VALUE		361,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24364	ADDITION	7,152	02/01/2011
B0516639	NEW CONSTR	296,044	08/31/2006
M11240	MECH OTHER	0	03/01/2006
C0516639	CO ISSUED	296,044	11/01/2005
B0516556	FOUNDATION	3,500	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1851	8/16/2024	WD	Q	I	02	445,000
GRANTOR: MERSCH MICHAEL A & KE						
GRANTEE: REDDY BRIAN & JEANN						
2484/1087	7/09/2021	WD	Q	I	01	356,800
GRANTOR: DINEEN MICHAEL & VALE						
GRANTEE: MERSCH MICHAEL A &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N12 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8 E11 FOP=[YR=2006] S5 E9 N3 W1 N4 W6 S2 W2\$ E2 N2 E6 S4 E12 N46\$.	