

LOT 164
IN OR 2094/1150
HICKORY VILLAGE #2 PB 7/120

HAIGHT JAMES ALAN
86011 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0164-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

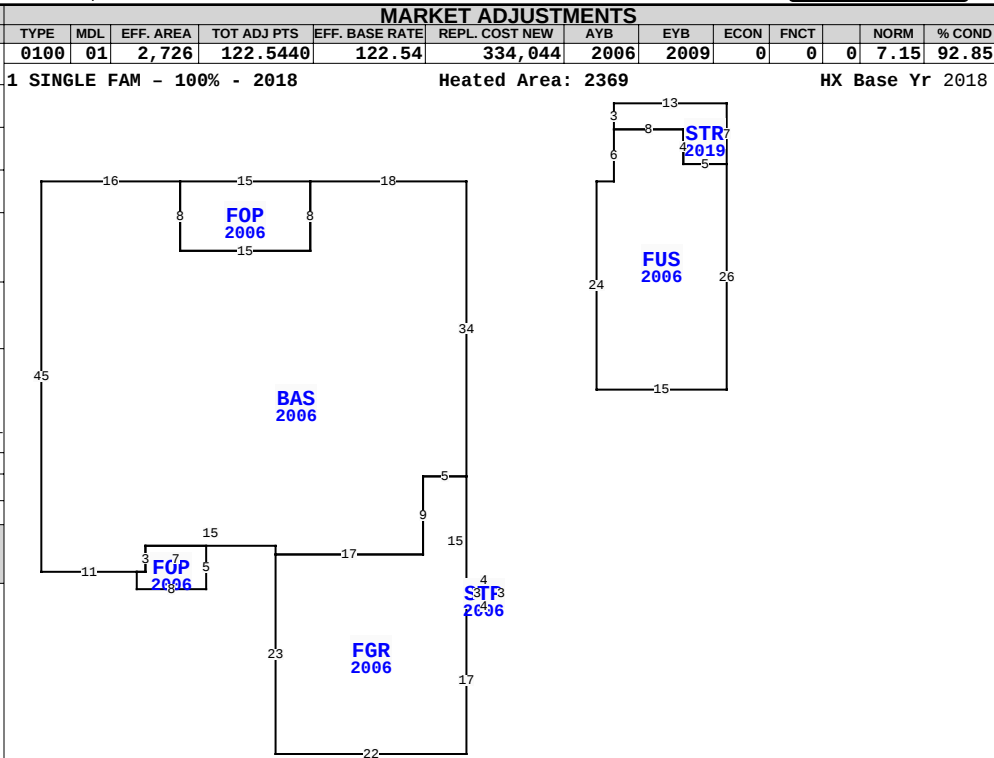
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,951	100	2006	1,951	221,982
FGR	551	55	2006	303	34,475
FOP	37	30	2006	11	1,252
FOP	120	30	2006	36	4,096
FUS	418	100	2006	418	47,560
STP	12	10	2006	1	114
STR	59	10	2019	6	682

TOTALS	3,148			2,726	310,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00



86011 EVERGREEN PL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC 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	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20	5.20	100	2006	2006	3	86	3,779	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2022	2022	3	95	27,294	
4	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00	10.00	100	2022	2022	3	99	10,850	

LAND DESCRIPTION										TOTAL OB/XF										45,038	
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	LA VA				
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					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										310,160				
TOTAL MARKET OB/XF VALUE										45,038				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										410,198				
SOH/AGL Deduction										120,177				
ASSESSED VALUE										290,021				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										239,299				
TOTAL JUST VALUE										410,198				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										397,344				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007498	SWIM POOL	35,100	06/09/2021
20012274	REMODEL	0	12/09/2020
C0516334	C0 ISSUED	0	11/01/2005
B0516334	NEW CONSTR	0	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2094/1150	1/04/2017	QC	U	I	11	100
GRANTOR: HAIGHT PHYLLIS & DONA						
GRANTEE: HAIGHT JAMES ALAN						
1895/1398	12/19/2013	WD	U	I	30	100
GRANTOR: HAIGHT DONALD & PHYLL						
GRANTEE: HAIGHT DONALD & PHY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] W15 S8 E15 N8\$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N17 STP=[YR=2006] E4N3 W4 S3\$ N15 W5 S9 W17\$ E17 N9 E5 N34\$ PTR=E15 FUS=[YR=2006] E2 N6 STR=[YR=2019] N3 E13 S7 W5 N4 W8\$ E8 S4 E5 S26 W15 N24\$ W15\$.									