LOT 122
IN OR 1399/269
HICKORY VILLAGE #2 PB 7/120

EVATT ANTHONY V & KARLIE M
86190 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	14	CARPET 80
Interior Floo	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	04	Quality Level 04

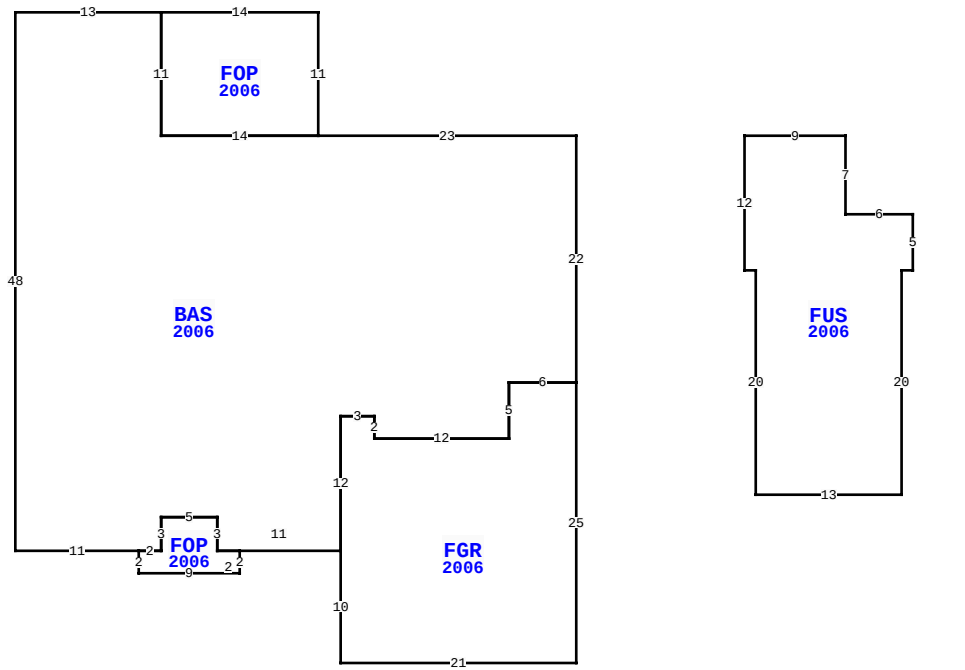
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2006	1,732	188,339
FGR	456	55	2006	251	27,293
FOP	33	30	2006	10	1,087
FOP	154	30	2006	46	5,002
FUS	398	100	2006	398	43,279
TOTALS	2,773			2,437	265,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	114.2190	119.93	292,269	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2007 Heated Area: 2130 HX Base Yr 2007



86190 EVERGREEN PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/27/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,000
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		367,500
SOH/AGL Deduction		171,522
ASSESSED VALUE		195,978
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,567
TOTAL JUST VALUE		367,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004158	REPAIR/RRF	0	06/03/2020
B1023564	SWIM POOL	0	05/10/2010
C0515973	CO ISSUED	0	10/01/2005
B0515973	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0269	3/27/2006	WD	Q	I		233,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: EVATT ANTHONY V & K						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] N11 W14 S11 E14$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12$ N12 E3 S2 E12 N5 E6 N22$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12$ W15$.

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
3	0860	POOL/SPA	0	100	24	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS