LOT 128
IN OR 1572/1750
HICKORY VILLAGE #1 PB 6/369

VANZANT JOSEPH R
85201 RENIA ST
YULEE, FL 32097

2026

42-2N-27-435H-0128-0000

BUILDING CHARACTERISTICS

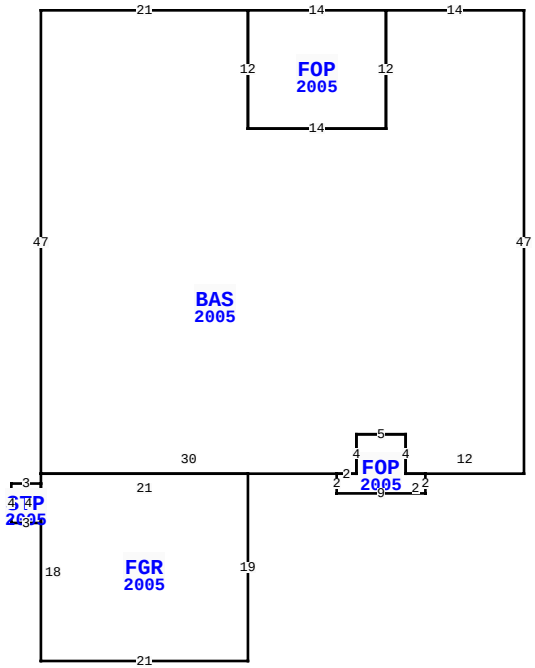
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,115	100	2005	2,115	228,964
FGR	399	55	2005	219	23,709
FOP	38	30	2005	11	1,191
FOP	168	30	2005	50	5,413
STP	12	10	2005	1	108
TOTALS	2,732			2,396	259,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	114.1161	119.82	287,089	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2023 Heated Area: 2115 HX Base Yr



86290 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,385
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	319,385
SOH/AGL Deduction	0
ASSESSED VALUE	319,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,385
TOTAL JUST VALUE	319,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514937	ELEC OTHER	2,000	05/01/2005
M09624	OTHER	0	04/01/2005
P09230	OTHER	0	03/01/2005
R07340	REPAIR/RRF	1,500	03/01/2005
B14773	NEW CONSTR	184,675	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1572/1750	6/20/2008	QC	Q	I	01	100
GRANTOR: VANZANT JOSEPH R & ST						
GRANTEE: VANZANT JOSEPH R						
1346/0466	8/31/2005	WD	Q	I		184,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: VANZANT JOSEPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W14 S12 E14 N12$ S12 W14 N12 W21 S47 FGR=[YR=2005] S1 STP=[YR=2005] W3 S4 E3 N4 $ S18 E21 N19 W21$ E30 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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