LOT 138
HICKORY VILLAGE #1 PB 6/369

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE #300
CALABASAS, CA 91302

2026

42-2N-27-435H-0138-0000

BUILDING CHARACTERISTICS

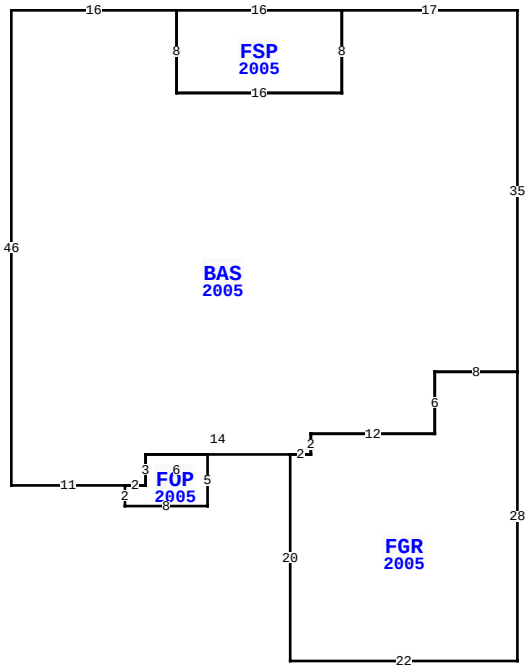
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,930	100	2005	1,930	210,262
FGR	528	55	2005	290	31,594
FOP	34	30	2005	10	1,090
FSP	128	40	2005	51	5,557
TOTALS	2,620			2,281	248,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	114.8364	120.58	275,043	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 0 Heated Area: 1930 HX Base Yr



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

86333 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,501
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	310,241
SOH/AGL Deduction	0
ASSESSED VALUE	310,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,241
TOTAL JUST VALUE	310,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19833	SWIM POOL	300	05/01/2007
B19744	ADDITION	1,000	04/01/2007
M09316	MECH OTHER	0	02/01/2005
E0514130	ELEC OTHER	2,000	02/01/2005
P0508866	OTHER	0	02/01/2005
B0414106	NEW CONSTR	181,900	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0125	12/21/2020	WD	Q	I	01	248,000
GRANTOR: STEWART HEATHER I & E						
GRANTEE: AH4R PROPERTIES TWO						
2154/1649	10/28/2017	WD	Q	I	01	222,400
GRANTOR: *CONFIDENTIAL*						
GRANTEE: STEWART HEATHER I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W16 S46 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2$ E2 N3 E14 FGR=[YR=2005] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N35$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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