LOT 141
IN OR 2191/994
HICKORY VILLAGE #1 PB 6/369

DEGAETANO DYANN & GLENN ALAN
86299 EVERGREEN PLACE
YULEE, FL 32097

**2026**

**42-2N-27-435H-0141-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 04 | Quality Level 04 |

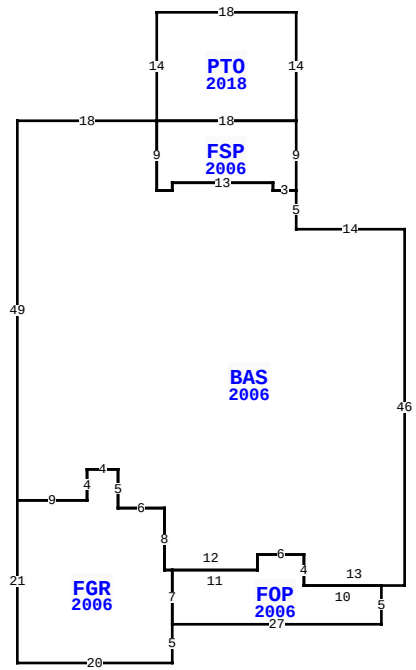
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,388 | 100 | 2006 | 2,388 | 251,600 |
| FGR | 421 | 55 | 2006 | 232 | 24,443 |
| FOP | 181 | 30 | 2006 | 54 | 5,690 |
| FSP | 149 | 40 | 2006 | 60 | 6,321 |
| PTO | 252 | 5 | 2018 | 13 | 1,369 |
| TOTALS | 3,391 | | | 2,747 | 289,424 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,747 | 110.8800 | 116.42 | 319,806 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 2388 HX Base Yr 2020




86299 EVERGREEN PL, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 289,424 |
| TOTAL MARKET OB/XF VALUE | | 46,437 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 395,861 |
| SOH/AGL Deduction | | 106,671 |
| ASSESSED VALUE | | 289,190 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 237,779 |
| TOTAL JUST VALUE | | 395,861 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22003750 | SWIM POOL | 20,000 | 03/09/2022 |
| 18010348 | ADDITION | 6,022 | 10/12/2018 |
| M10278 | MECH OTHER | 0 | 09/01/2005 |
| E15435 | ELEC OTHER | 2,000 | 08/01/2005 |
| C15527 | CO ISSUED | 175,050 | 07/01/2005 |
| R07851 | REPAIR/RRF | 3,500 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2191/0994 | 4/20/2018 | WD | Q | I | 01 | 266,000 |
| GRANTOR: COUCH MURIEL M | | | | | | |
| GRANTEE: DEGAETANO DYANN & G | | | | | | |
| 1885/0546 | 9/27/2013 | QC | U | I | 11 | 100 |
| GRANTOR: COUCH MURIEL M & GILB | | | | | | |
| GRANTEE: COUCH MURIEL M | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 14 | 18 | 252.00 | SF | 18.00 | 18.00 | 100 | 2018 | 2018 | 3 | 74 | 3,357 | |
| 7 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2022 | 2022 | 03 | 100 | 40,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FSP=[YR=2006] N9 PTO=[YR=2018] N14 W18 S14 E18$ W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N46$.

## LAND DESCRIPTION

TOTAL OB/XF 46,437

| 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