LOT 142
IN OR 1977/1603
HICKORY VILLAGE #1 PB 6/369

PAYNE SCOTT M
PO BOX 1123
YULEE, FL 32041

2026

42-2N-27-435H-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

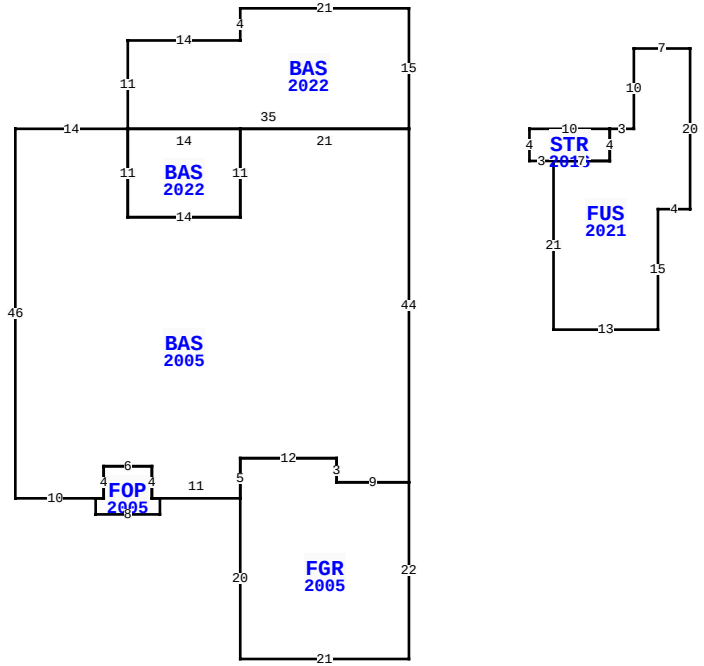
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,998	100	2005	1,998	205,991
BAS	154	100	2022	154	15,877
BAS	469	100	2022	469	48,354
FGR	498	55	2005	274	28,249
FOP	40	30	2005	12	1,237
FUS	407	100	2021	407	41,961
STR	40	10	2016	4	412
TOTALS	3,606			3,318	342,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,318	108.6750	114.11	378,617	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2016 Heated Area: 3028 HX Base Yr 2016



86287 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		342,080
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		402,080
SOH/AGL Deduction		64,095
ASSESSED VALUE		337,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,574
TOTAL JUST VALUE		402,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006221	ADDITION	76,650	07/07/2021
B1530577	ADDITION	61,074	06/10/2015
E0514114	ELEC OTHER	2,000	02/01/2005
M0509194	MECH OTHER	0	02/01/2005
P0508879	OTHER	0	02/01/2005
R046946	REPAIR/RRF	1,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1603	5/04/2015	WD	Q	I	01	187,000
GRANTOR: DEMARCO ANTHONY P & K						
GRANTEE: PAYNE SCOTT M						
1328/0201	6/23/2005	WD	Q	I		173,200
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DEMARCO ANTHONY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 BAS=[YR=2022] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E11 FGR=[YR=2005] S20 E21 N22 W9 N3 W12 S5$ N5 E12 S3 E9 N44$ BAS=[YR=2022] N15 W21 S4 W14 S11 E35$ PTR= E15 STR=[YR=2016] S4 E3 FUS=[YR=2021] S21 E13 N15 E4 N20 W7 S10 W3 S4 W7$ E7 N4 W10$ 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

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	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