LOT 152
IN OR 2210/1621
HICKORY VILLAGE #2 PB 7/120

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

42-2N-27-435H-0152-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

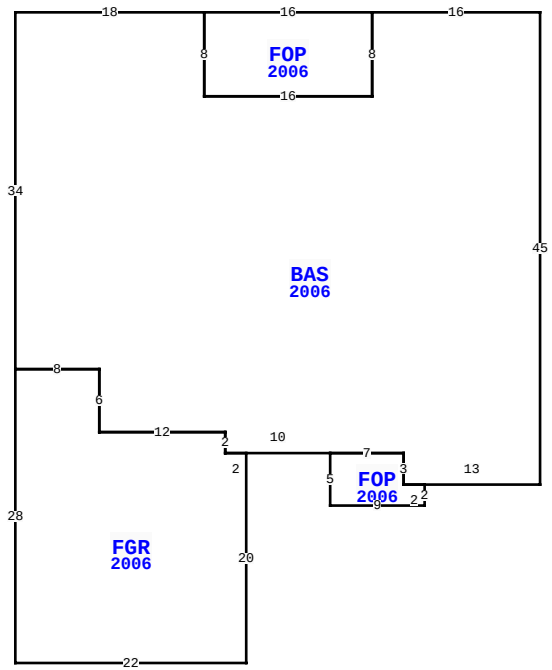
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2006	1,923	205,750
FGR	528	55	2006	290	31,028
FOP	39	30	2006	12	1,284
FOP	128	30	2006	38	4,066
TOTALS	2,618			2,263	242,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	112.1610	117.77	266,514	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 0 Heated Area: 1923 HX Base Yr



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

86141 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,128
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	302,128
SOH/AGL Deduction	0
ASSESSED VALUE	302,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,128
TOTAL JUST VALUE	302,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516108	CO ISSUED	0	10/01/2005
B0516108	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1621	7/16/2018	WD	Q	I	01	218,000
GRANTOR: GUTHRIE JEFF						
GRANTEE: AH4R PROPERTIES LLC						
1406/0672	4/24/2006	WD	Q	I		210,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GUTHRIE JEFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7$ E7 S3 E13 N45$.

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