LOT 158
IN OR 1417/1788
HICKORY VILLAGE #2 PB 7/120

BLANTON DIANE M
86073 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0158-0000

BUILDING CHARACTERISTICS

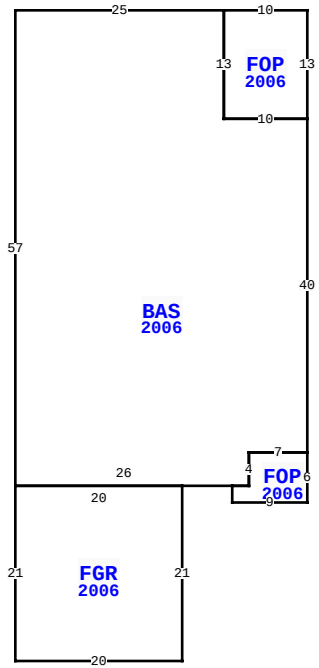
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,837	100	2006	1,837	196,548
FGR	420	55	2006	231	24,716
FOP	46	30	2006	14	1,498
FOP	130	30	2006	39	4,173
TOTALS	2,433			2,121	226,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	112.1610	117.77	249,790	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2007 Heated Area: 1837 HX Base Yr 2007



86073 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		226,934
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		286,934
SOH/AGL Deduction		118,226
ASSESSED VALUE		168,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,297
TOTAL JUST VALUE		286,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16339	CO ISSUED	0	01/01/2006
B16339	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1788	6/07/2006	WD	Q	I		223,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: BLANTON DIANE M						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W10 BAS=[YR=2006] W25 S57 FGR=[YR=2006] S21 E20 N21 W20$ E26 FOP=[YR=2006] S2 E9 N6 W7 S4 W2$ E2 N4 E7 N40 W10 N13$ S13 E10 N13 $.

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