LOT 159
HICKORY VILLAGE #2 PB 7/120

REDDY BRIAN & JEANNE
86061 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0159-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

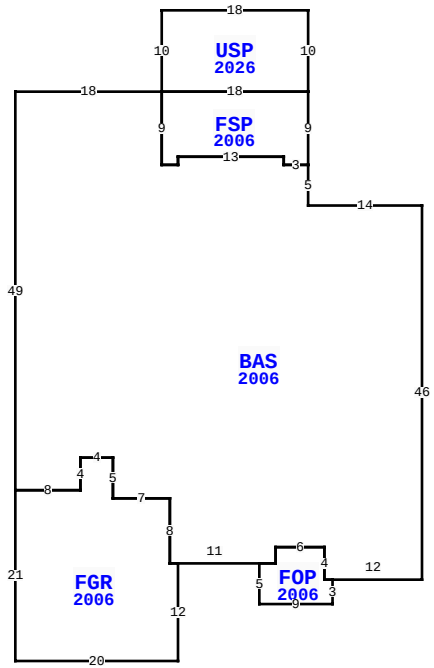
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,387	100	2006	2,387	252,468
FGR	420	55	2006	231	24,432
FOP	55	30	2006	16	1,693
FSP	149	40	2006	60	6,346
USP	180	30	2026	54	5,712
TOTALS	3,191			2,748	290,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	110.8800	116.42	319,922	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2025 Heated Area: 2387 HX Base Yr 2025



86061 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		290,649
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,729
SOH/AGL Deduction		0
ASSESSED VALUE		353,729
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,318
TOTAL JUST VALUE		353,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24364	ADDITION	7,152	02/01/2011
B0516639	NEW CONSTR	296,044	08/31/2006
M11240	MECH OTHER	0	03/01/2006
C0516639	CO ISSUED	296,044	11/01/2005
B0516556	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1851	8/16/2024	WD	Q	I	02	445,000
GRANTOR: MERSCH MICHAEL A & KE						
GRANTEE: REDDY BRIAN & JEANN						
2484/1087	7/09/2021	WD	Q	I	01	356,800
GRANTOR: DINEEN MICHAEL & VALE						
GRANTEE: MERSCH MICHAEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W14 N5 W3 N1 W13 S1 W2 N9 W18 S49 E8 N4 E4 S5 E7 S8 E11 E2 N2 E6 S4 E12 N46 $
FGR=[YR=2006;ORIG=-50,35] S21 E20 N12 W1 N8 W7 N5 W4 S4 W8 $
FSP=[YR=2006;ORIG=-14,-5] N9 W18 S9 E2 N1 E13 S1 E3 $
FOP=[YR=2006;ORIG=-20,44] S5 E9 N3 W1 N4 W6 S2 W2 $
USP=[YR=2026;ORIG=-32,-24] E18 S10 W18 N10 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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