LOT 160
IN OR 1978/1914
HICKORY VILLAGE #2 PB 7/120

AUGLIS ERIC-MICHAEL S & DOROTHY D
86047 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

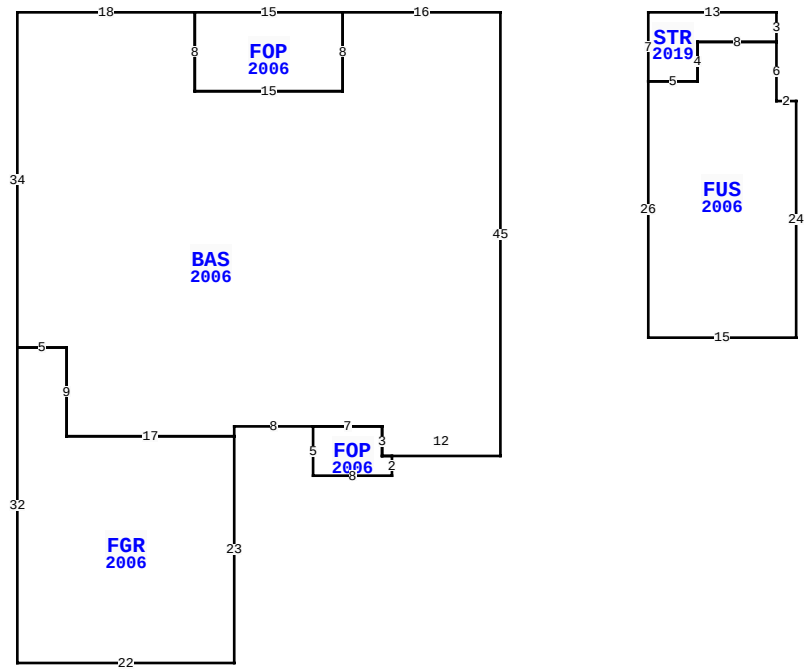
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,951	100	2006	1,951	207,818
FGR	551	55	2006	303	32,275
FOP	37	30	2006	11	1,171
FOP	120	30	2006	36	3,834
FUS	418	100	2006	418	44,525
STR	59	10	2019	6	639
TOTALS	3,136			2,725	290,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	111.8880	117.48	320,133	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2016 Heated Area: 2369 HX Base Yr 2016



86047 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		290,265
TOTAL MARKET OB/XF VALUE		61,351
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		411,616
SOH/AGL Deduction		139,388
ASSESSED VALUE		272,228
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		215,817
TOTAL JUST VALUE		411,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004669	ADDITION	22,185	03/25/2022
19010103	REPAIR/RRF	0	12/13/2019
18010634	SWIM POOL	30,000	10/22/2018
C16338	CO ISSUED	0	01/01/2006
B16338	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/1914	4/17/2015	WD	Q	I	01	213,000
GRANTOR: WOJDYLA JOSEPH A & CH						
GRANTEE: AUGLIS ERIC-MICHAEL						
1418/0166	6/07/2006	WD	Q	I		233,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: WOJDYLA JOSEPH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W15 S8 E15 N8$ S8 W15 N8 W18 S34 FGR=[YR=2006] S32 E22 N23 W17 N9 W5$ E5 S9 E17 N1 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7$ E7 S3 E12 N45$ PTR=E15 STR=[YR=2019] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N26 E5 N4 E8$ W8 S4 W5 N7$ 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
3	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	855.00	SF	18.00	18.00	100	2022	2022	3	90	13,851	

LAND DESCRIPTION

TOTAL OB/XF 61,351

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