LOT 164
IN OR 2094/1150
HICKORY VILLAGE #2 PB 7/120

HAIGHT JAMES ALAN
86011 EVERGREEN PL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0164-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

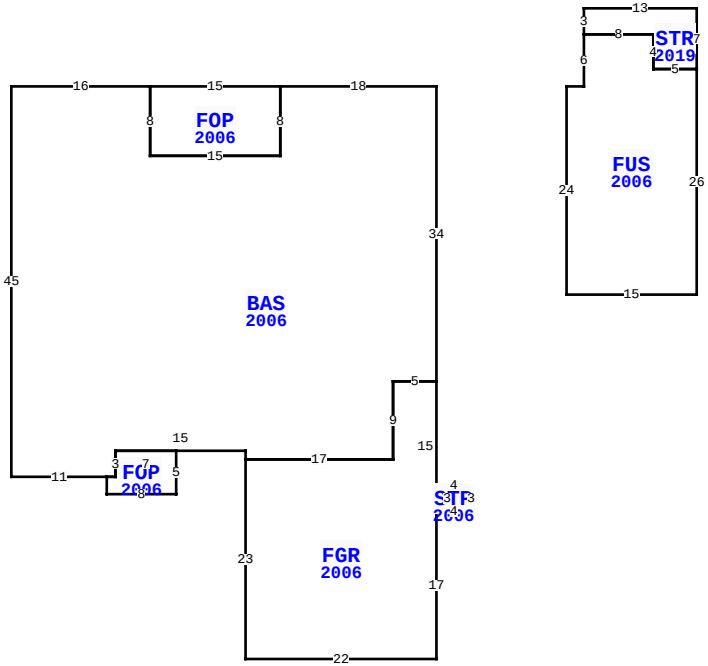
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| STP | 12 | 10 | 2006 | 1 | 106 |
| STR | 59 | 10 | 2019 | 6 | 639 |
| TOTALS | 3,148 | | | 2,726 | 290,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,726 | 111.8880 | 117.48 | 320,250 | 2006 | 2006 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM 100% - 2018 Heated Area: 2369 HX Base Yr 2018




86011 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 | | 290,371 |
| TOTAL MARKET OB/XF VALUE | | 53,080 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 403,451 |
| SOH/AGL Deduction | | 105,599 |
| ASSESSED VALUE | | 297,852 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 246,441 |
| TOTAL JUST VALUE | | 403,451 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 410,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007498 | SWIM POOL | 35,100 | 06/09/2021 |
| 20012274 | REMODEL | 0 | 12/09/2020 |
| C0516334 | CO ISSUED | 0 | 11/01/2005 |
| B0516334 | NEW CONSTR | 0 | 11/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2094/1150 | 1/04/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HAIGHT PHYLLIS & DONA | | | | | | |
| GRANTEE: HAIGHT JAMES ALAN | | | | | | |
| 1895/1398 | 12/19/2013 | WD | U | I | 30 | 100 |
| GRANTOR: HAIGHT DONALD & PHYLL | | | | | | |
| GRANTEE: HAIGHT DONALD & PHY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W15 S8 E15 N8$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N17 STP=[YR=2006] E4N3 W4 S3$ N15 W5 S9 W17$ E17 N9 E5 N34$ PTR=E15 FUS=[YR=2006] E2 N6 STR=[YR=2019] N3 E13 S7 W5 N4 W8$ E8 S4 E5 S26 W15 N24$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 26 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2022 | 2022 | 04 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 53,080

| 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