LOT 172
HICKORY VILLAGE #2 PB 7/120

LANE SHANNON D & ROBERT A
86064 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0172-0000

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		3 100
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

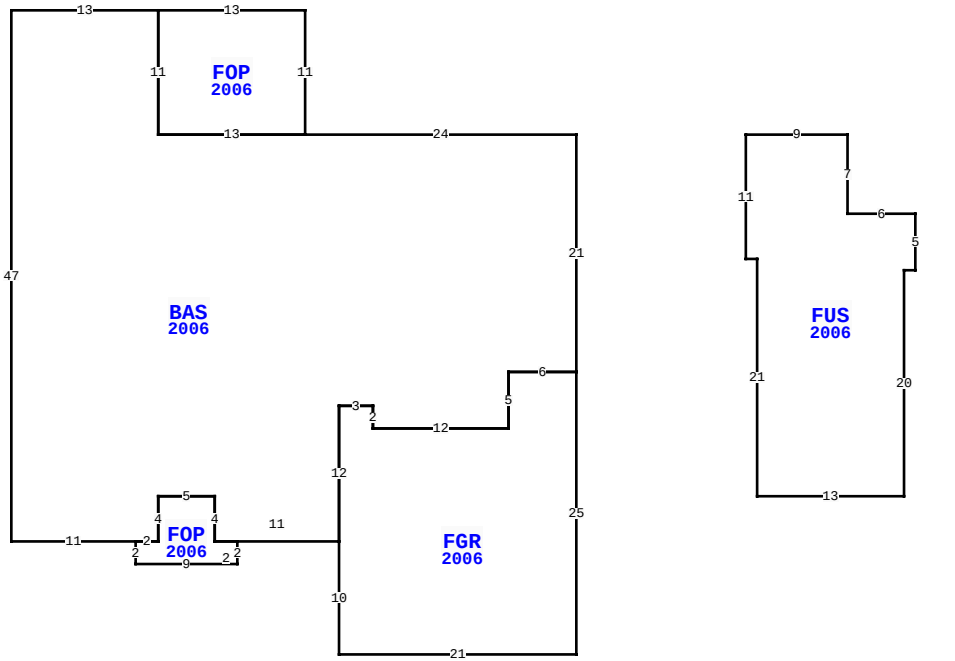
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	2006	1,677	182,720
FGR	456	55	2006	251	27,348
FOP	38	30	2006	11	1,198
FOP	143	30	2006	43	4,685
FUS	397	100	2006	397	43,256
TOTALS	2,711			2,379	259,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,379	114.2190	119.93	285,313	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2012 Heated Area: 2074 HX Base Yr 2012



86064 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,207
TOTAL MARKET OB/XF VALUE		46,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		365,967
SOH/AGL Deduction		170,921
ASSESSED VALUE		195,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,635
TOTAL JUST VALUE		365,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428591	SWIM POOL	20,000	04/01/2014
C0516659	CO ISSUED	150,675	04/01/2006
B0516659	NEW CONSTR	150,675	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0545	6/19/2020	QC	U	I	11	73,200
GRANTOR: LANE SHANNON D F/K/A						
GRANTEE: LANE SHANNON D & RO						
1746/0067	6/20/2011	WD	Q	I	01	163,900
GRANTOR: ASTRUM ROGER P & MELI						
GRANTEE: DEESE SHANNON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 FOP=[YR=2006] N11 W13 S11 E13$ W13 N11 W13 S47 E11 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12$ N12 E3 S2 E12 N5 E6 N21$ PTR=E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13N21 W1 N11$ 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 46,760

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