LOT 121
IN OR 2017/1285
HICKORY VILLAGE #2 PB 7/120

GOFF PETER L & BRANDI MORGAN
86176 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0121-0000

BUILDING CHARACTERISTICS

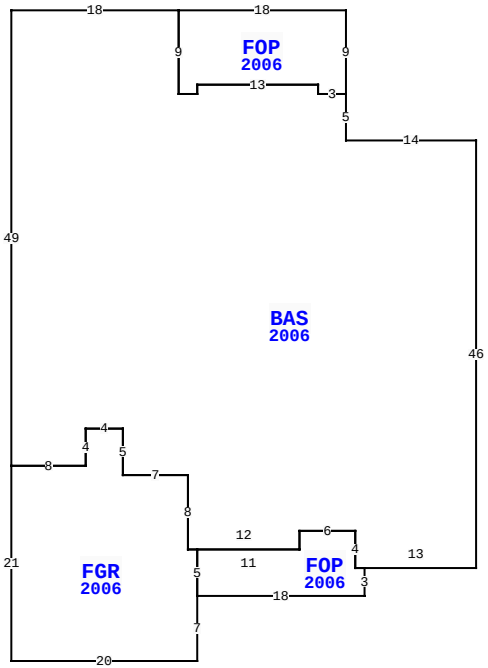
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2,389	241,804
FGR	420	55	231	23,381
FOP	100	30	30	3,036
FOP	149	30	45	4,555
TOTALS	3,058		2,695	272,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	121.4400	109.60	295,372	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2389 HX Base Yr 2016



BLD DATE	03/14/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86176 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,776
TOTAL MARKET OB/XF VALUE		3,703
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,479
SOH/AGL Deduction		134,664
ASSESSED VALUE		196,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,815
TOTAL JUST VALUE		331,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516557	CO ISSUED	104,214	03/01/2006
B0516557	NEW CONSTR	104,214	03/01/2006
M11237	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1285	12/02/2015	SW	Q	I	01	205,000
GRANTOR: FANNIE MAE						
GRANTEE: GOFF PETER L & BRAN						
1976/0173	4/24/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N7 FOP=[YR=2006] E18 N3 W1 N4 W6 S2 W11 S5$ N5 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N46$.

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	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2006	2006	3	88	665	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	88	3,038	

LAND DESCRIPTION

TOTAL OB/XF 3,703

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/08/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS