LOT 154
IN OR 2042/1633
HICKORY VILLAGE #2 PB 7/120

PHILLIPS MICHAEL C & ELIZABETH
86111 EVERGREEN PL
YULEE, FL 32097

2023

42-2N-27-435H-0154-0000

BUILDING CHARACTERISTICS

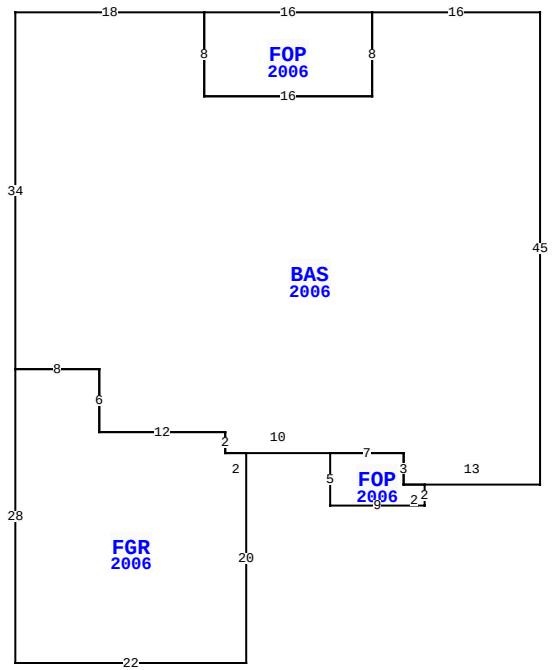
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,923	100	1,923	210,248
FGR	528	55	290	31,707
FOP	39	30	12	1,312
FOP	128	30	38	4,155
TOTALS	2,618		2,263	247,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	131.1828	118.39	267,917	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1923 HX Base Yr 2017



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

86111 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,421
TOTAL MARKET OB/XF VALUE		13,525
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,946
SOH/AGL Deduction		105,957
ASSESSED VALUE		209,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,989
TOTAL JUST VALUE		315,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516329	CO ISSUED	0	10/01/2005
B0516329	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/1633	3/02/2016	SW	U	I	12	185,600
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: PHILLIPS MICHAEL C						
2009/1692	10/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7$ E7 S3 E13 N45$.

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	591.00	SF	10.00	10.00	100	2006	2006	3	88	5,201	
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2006	2006	3	88	3,368	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2014	2014	3	89	4,956	

LAND DESCRIPTION

TOTAL OB/XF 13,525

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 06/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS