LOT 156
IN OR 2141/812
HICKORY VILLAGE #2 PB 7/120

BOWEN JACK H & BOWEN JODY A
86089 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

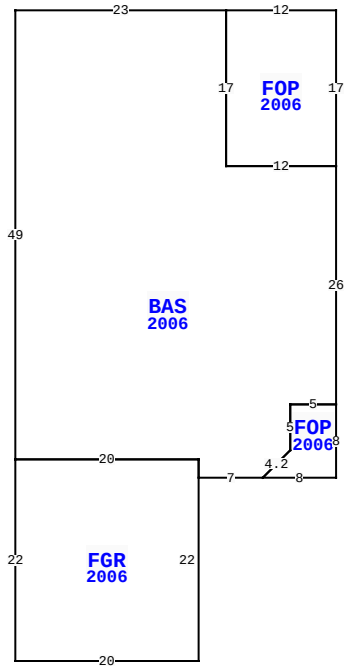
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,497	100	1,497	165,013
FGR	440	55	242	26,675
FOP	45	30	14	1,543
FOP	204	30	61	6,724
TOTALS	2,186		1,814	199,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	132.2500	119.36	216,519	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1497 HX Base Yr 2018



86089 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,955
TOTAL MARKET OB/XF VALUE		7,659
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,614
SOH/AGL Deduction		88,671
ASSESSED VALUE		173,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,943
TOTAL JUST VALUE		262,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516330	CO ISSUED	0	10/01/2005
B0516330	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/0812	8/21/2017	WD	Q	I	02	193,000
GRANTOR: GALLAGHER PAUL H & EL						
GRANTEE: BOWEN JACK H & JODY						
1900/0710	1/27/2014	QC	U	I	11	100
GRANTOR: GALLAGHER PAUL H & EL						
GRANTEE: GALLAGHER PAUL H &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W12 BAS=[YR=2006] W23 S49 FGR=[YR=2006] S22 E20 N22 W20$ E20 S2 E7 FOP=[YR=2006] E8 N8 W5 S5 L3 D3 $ U3 R3 N5 E5 N26 W12 N17 $ S17 E12 N17$.

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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2006	2006	3	88	3,615	
2	0476	VF 6 SBPL	0	100	0	0	142.00	LF	32.00	32.00	100	2014	2014	3	89	4,044	

LAND DESCRIPTION

TOTAL OB/XF 7,659

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