



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	251,299
FGR	421	55	232	24,232
FOP	196	30	59	6,162
FSP	167	40	67	6,998

TOTALS	3,190		2,764	288,691
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00
3	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
5	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00

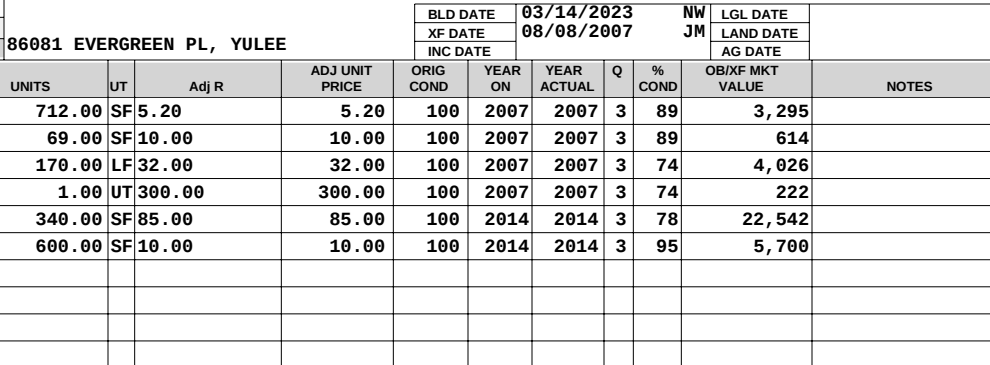
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,764	124.6416	112.49	310,922	2007	2007	0	0
1 SINGLE FAM - 100% - 2022					Heated Area: 2406		HX Base Yr 2022		

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	08/08/2007	JM	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
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86081 EVERGREEN PL, YULEE



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					288,691				
TOTAL MARKET OB/XF VALUE					36,399				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					380,090				
SOH/AGL Deduction					64,060				
ASSESSED VALUE					316,030				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					266,030				
TOTAL JUST VALUE					380,090				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					306,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429182	SWIM POOL	20,000	08/01/2014
B23433	REMODEL	1,350	03/01/2010
M12739	MECH OTHER	0	03/01/2007
E18845	ELEC OTHER	2,000	02/01/2007
P11998	OTHER	0	01/01/2007
C19142	CO ISSUED	209,814	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0874	5/24/2021	WD	Q	I	01	362,000	
GRANTOR: HENSON ROBERT & TINA							
GRANTEE: BOOKER WILLIAM DERE							
1514/0219	7/23/2007	WD	Q	I	01	275,800	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: HENSON ROBERT & TIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 N5 FSP=[YR=2010] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N5 FOP=[YR=2007] E30 N5 W13 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N 46\$.									