

LOT 165
IN OR 1559/1552
HICKORY VILLAGE #2 PB 7/120

NORTON JOHN D & DAWN G
86007 EVERGREEN PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0165-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
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	2,404	100	2,404	247,965
FGR	421	55	232	23,930
FOP	34	30	10	1,032
FSP	167	40	67	6,911
TOTALS	3,026		2,713	279,838

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2007	2007	3	89	748	
3	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2007	2007	3	89	2,953	
4	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2015	2015	3	90	576	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	
6	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2015	2015	3	81	29,192	
7	0855	CONC PAVER	0	100	0	0	815.00	SF	7.00	7.00	100	2015	2015	3	96	5,477	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

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

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
0100	01	2,713	123.0960	111.09	301,387	2007	2007	0	0	0	7.15	92.85					

1 SINGLE FAM - 100% - 2009

Heated Area: 2404

HX Base Yr 2009

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: BAS 2007 (2,404), FGR 2007 (421), FOP 2007 (34), and FSP 2007 (167). The dimensions are provided for each area and the overall footprint. The overall footprint is 14 units wide and 50 units high. The areas are defined by the following dimensions: BAS 2007 (2,404) is the main area, FGR 2007 (421) is a smaller area at the bottom right, FOP 2007 (34) is a small area at the bottom left, and FSP 2007 (167) is a small area at the top left. The dimensions are: 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 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11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 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20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 5, 4, 9, 21, 20, 12, 3, 11, 14, 50, 18, 18, 10, 13, 3, 5, 14, 46, 11, 4, 6, 12, 8, 6, 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86007 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		279,838	
TOTAL MARKET OB/XF VALUE		42,706	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		377,544	
SOH/AGL Deduction		158,621	
ASSESSED VALUE		218,923	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,923	
TOTAL JUST VALUE		377,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530660	SWIM POOL	25,000	06/01/2015
M12446	MECH OTHER	0	02/01/2007
E18717	ELEC OTHER	2,000	01/01/2007
P11689	OTHER	0	11/01/2006
C18742	CO ISSUED	0	10/01/2006
B18742	NEW CONSTR	199,782	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1559/1552	4/07/2008	WD	Q	I	
GRANTOR: COPPENBARGER HOMES					SALE PRICE
GRANTEE: NORTON JOHN D & DAW					250,000
1341/1627	8/15/2005	WD	U	V	19
GRANTOR: MARSH CREEK DEVELOPME					2,400,000
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W18 FSP=[YR=2007] W18 S10 E2 N1 E13 S1 E3 N10\$ S10 W3 N1 W13 S1 W2 S5 W14 S46 E11 FOP=[YR=2007] S1 E8 N3 W1 N2 W6 S4 W1\$ E1 N4 E6 S2E12 FGR=[YR=2007] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N50\$.	