

LOT 171  
IN OR 1450/1252  
HICKORY VILLAGE #2 PB 7/120

RHODES MATTHEW L & STEPHANIE L  
86030 EVERGREEN PLACE  
YULEE, FL 32097

2023

42-2N-27-435H-0171-0000



| 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 80      |
| Interior Floor           | 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       | 2,348            | 100         | 2,348        | 237,654              |
| FGR       | 473              | 55          | 260          | 26,316               |
| FOP       | 60               | 30          | 18           | 1,822                |
| FOP       | 221              | 30          | 66           | 6,681                |
| STP       | 9                | 10          | 1            | 102                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,111 |  | 2,693 | 272,574 |
|--------|-------|--|-------|---------|

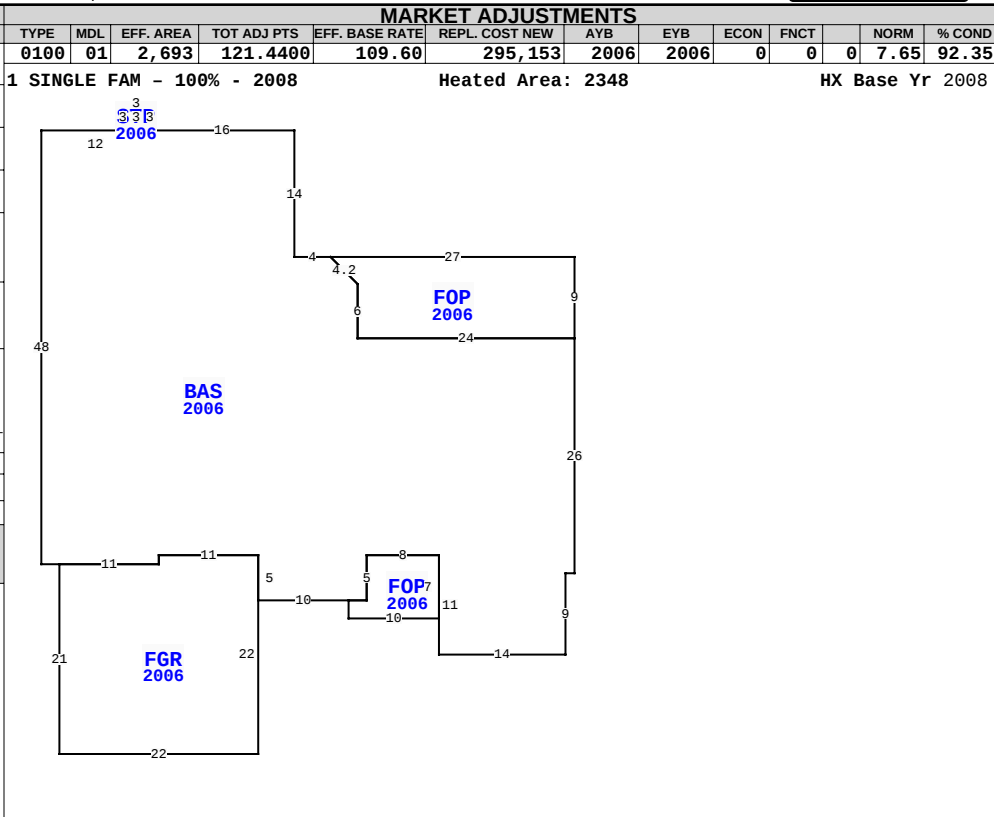
| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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       | 2006    | 2006        | 3 | 91     | 3,185           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 102.00 | SF | 10.00    | 10.00          | 100       | 2006    | 2006        | 3 | 88     | 898             |       |
| 3   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 676.00 | SF | 5.20     | 5.20           | 100       | 2006    | 2006        | 3 | 88     | 3,093           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 06/13/2018 | BY | SBX |
|-------------|------------|----|-----|



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

|                           |
|---------------------------|
| 86030 EVERGREEN PL, YULEE |
|---------------------------|

| UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2006    | 2006        | 3 | 91     | 3,185           |       |
| 102.00 | SF | 10.00    | 10.00          | 100       | 2006    | 2006        | 3 | 88     | 898             |       |
| 676.00 | SF | 5.20     | 5.20           | 100       | 2006    | 2006        | 3 | 88     | 3,093           |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |
|        |    |          |                |           |         |             |   |        |                 |       |

| NASSAU COUNTY PROPERTY    |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  | STANDARD    |   |
| VALUATION BY              | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |              |  | 272,574     |   |
| TOTAL MARKET OB/XF VALUE  |              |  | 7,176       |   |
| TOTAL LAND VALUE - MARKET |              |  | 55,000      |   |
| TOTAL MARKET VALUE        |              |  | 334,750     |   |
| SOH/AGL Deduction         |              |  | 156,009     |   |
| ASSESSED VALUE            |              |  | 178,741     |   |
| TOTAL EXEMPTION VALUE     | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |              |  | 128,741     |   |
| TOTAL JUST VALUE          |              |  | 334,750     |   |
| NCON VALUE                |              |  | 0           |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |              |  | 271,856     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0516682   | NEW CONSTR  | 175,264 | 07/17/2006 |
| C0516682   | CO ISSUED   | 175,264 | 03/01/2006 |
| B0516682   | NEW CONSTR  | 175,264 | 03/01/2006 |
| M11238     | MECH OTHER  | 0       | 03/01/2006 |
| B0516486   | NEW CONSTR  | 3,500   | 11/01/2005 |

| SALES DATA                     |            |           |
|--------------------------------|------------|-----------|
| OFF RECORD Number              | DATE       | TYPE INST |
| 1450/1252                      | 10/09/2006 | WD Q I    |
| GRANTOR: COPPENBARGER HOMES    |            |           |
| GRANTEE: RHODES MATTHEW L &    |            |           |
| 1341/1627                      | 8/15/2005  | WD U V 19 |
| GRANTOR: MARSH CREEK DEVELOPME |            |           |
| GRANTEE: COPPENBARGER HOMES    |            |           |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                         |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| FOP=[YR=2006] W27 BAS=[YR=2006] W4 N14 W16 STP=[YR=2006] N3 W3 S3 E3\$ W12 S48 E2 FGR=[YR=2006] S21 E22 N22 W11 S1 W11\$ E11 N1 E11 S5 E10 FOP=[YR=2006] S2 E10 N7 W8 S5 W2\$ E2 N5 E8 S11 E14 N9 E1 N26 W24 N6 L3 U3 \$ D3 R3 S6 E24 N9\$. |  |  |

|                   |                          |           |                 |                |                           |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| Total Acres: 0.00 | Total Land Value: 55,000 | Market: 0 | Agricultural: 0 | Common: 55,000 | PRINTED 08/02/2023 BY SYS |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|