LOT 125
HICKORY VILLAGE #1 PB 6/369

WEILAND BETHANY
86236 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

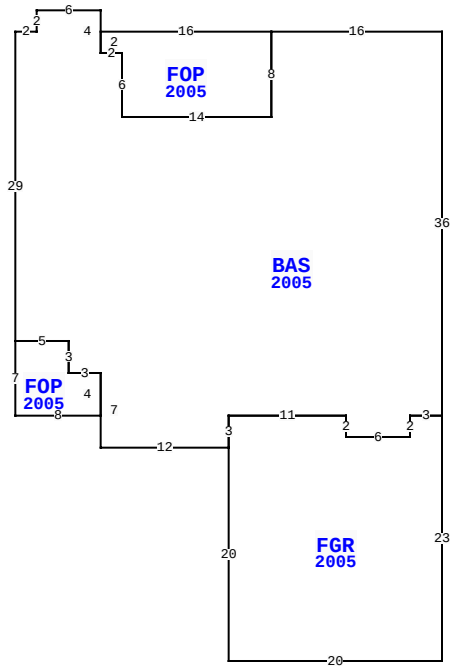
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,337	100	1,337	152,437
FGR	448	55	246	28,047
FOP	47	30	14	1,596
FOP	116	30	35	3,990
TOTALS	1,948		1,632	186,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	131.3760	124.81	203,690	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1337 HX Base Yr



86236 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	186,071
TOTAL MARKET OB/XF VALUE	3,655
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,726
SOH/AGL Deduction	0
ASSESSED VALUE	244,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,726
TOTAL JUST VALUE	244,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14872	NEW CONSTR	108,856	01/31/2006
M0509699	H/AC	0	05/01/2005
E14722	ELEC OTHER	2,000	04/01/2005
P09192	OTHER	0	03/01/2005
R07402	REPAIR/RRF	3,500	03/01/2005
B14752	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1347	2/21/2023	WD	Q	I	01	290,000
GRANTOR: EVERGREEN AMELIA LLC						
GRANTEE: WEILAND BETHANY						
1520/0331	8/20/2007	WD	U	I	06	100
GRANTOR: COBDEN ELIZABETH W TR						
GRANTEE: EVERGREEN AMELIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8$ S8 W14 N6 W2 N4 W6 S2 W2 S29 FOP=[YR=2005] S7 E8 N4 W3 N3 W5$ E5 S3 E3 S7 E12 FGR=[YR=2005] S20 E20 N23 W3 S2 W6 N2 W11 S3$ N3 E11 S2 E6 N2 E3 N36$.

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	0	38	3	114.00	SF	7.00	7.00	100	2005	2005	3	86	686	
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2005	2005	3	86	2,969	

LAND DESCRIPTION

TOTAL OB/XF 3,655

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS