LOT 135
HICKORY VILLAGE #1 PB 6/369

POMMERENING TINA/LITTLE SHANNON D
86355 EVERGREEN PL
YULEE, FL 32097

2024

42-2N-27-435H-0135-0000

BUILDING CHARACTERISTICS

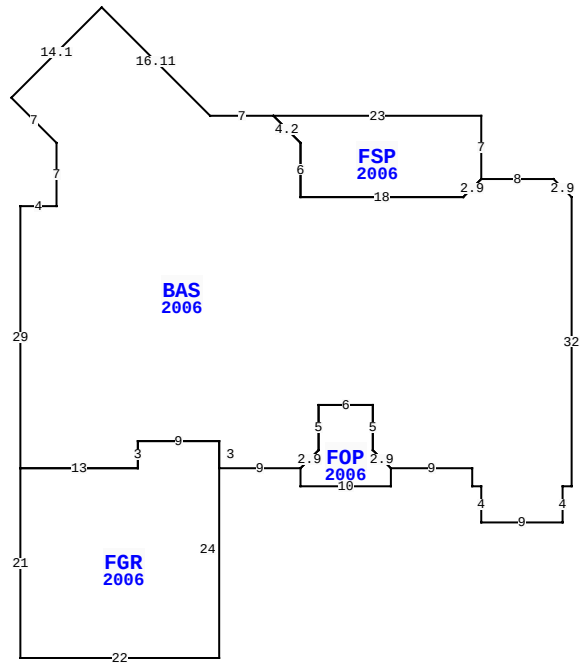
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,214	100	2,214	234,612
FGR	489	55	269	28,506
FOP	66	30	20	2,119
FSP	183	40	73	7,736
TOTALS	2,952		2,576	272,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	121.4400	115.37	297,193	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2214 HX Base Yr 2022



86355 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,972
TOTAL MARKET OB/XF VALUE		4,699
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,671
SOH/AGL Deduction		124,309
ASSESSED VALUE		208,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,362
TOTAL JUST VALUE		332,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14989	NEW CONSTR	170,429	02/27/2006
M0509929	H/AC	0	06/01/2005
E0514967	ELEC OTHER	2,000	05/01/2005
P0509448	OTHER	0	05/01/2005
R07454	REPAIR/RRF	3,500	04/01/2005
B14815	NEW CONSTR	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/0431	11/21/2021	QC	U	I	11	100
GRANTOR: POMMERENING CARL E II						
GRANTEE: POMMERENING TINA &						
1410/0695	5/08/2006	WD	Q	I		238,800
GRANTOR: COPPENBARGER HOMES						
GRANTEE: POMMERENING CARL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W8 FSP=[YR=2006] N7 W23 D3 R3 S6 E18 U2 R2 $ L2 D2 W18 N6 L3 U3 W7 U12 L12 L10 D10 D5 R5 S7 W4 S29 FGR=[YR=2006] S21 E22 N24 W9 S3 W13$ E13 N3 E9 S3 E9 FOP=[YR=2006] S2 E10 N2 L2 U2 N5 W6 S5 D2 L2 $ R2 U2 N5 E6 S5 D2 R2 E9 S2 E1 S4 E9 N4 E1 N32$.

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	100	0	0	148.00	SF	10.00	10.00	100	2006	2006	3	87	1,288	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2006	2006	3	87	3,411	

LAND DESCRIPTION

TOTAL OB/XF 4,699

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		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