

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

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

2024

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



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 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

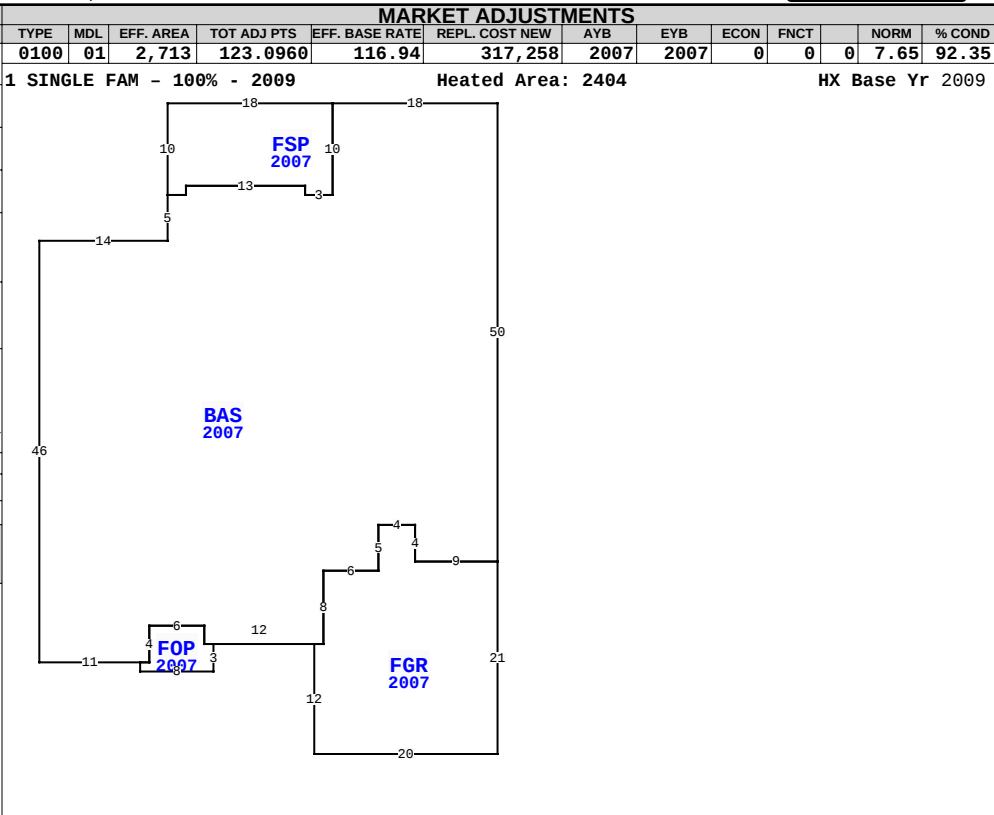
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	259,618
FGR	421	55	232	25,055
FOP	34	30	10	1,080
FSP	167	40	67	7,236

TOTALS	3,026		2,713	292,988
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	638.00	SF	5.20	
4	0476	VF 6 SBPL	0 100	0	0	20.00	LF	32.00	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
6	0861	POOL GUNIT	0 100	0	0	424.00	SF	85.00	
7	0855	CONC PAVER	0 100	0	0	815.00	SF	7.00	

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		RSF-2	0.00	0.00	1.00



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

BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE
03/14/2023	08/08/2007		03/14/2023	08/08/2007	

TOTAL OB/XF									
41,478									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
292,988									
TOTAL MARKET OB/XF VALUE									
41,478									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
389,466									
SOH/AGL Deduction									
163,975									
ASSESSED VALUE									
225,491									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
175,491									
TOTAL JUST VALUE									
389,466									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
377,544									

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	SALE PRICE			
1559/1552	4/07/2008	WD	Q	I		250,000			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: NORTON JOHN D & DAW									
1341/1627	8/15/2005	WD	U	V	19	2,400,000			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES									
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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\$.									