

LOT 167
IN OR 1503/248
HICKORY VILLAGE #2 PB 7/120

PATRINICOLA FRANCESCO
86003 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0167-0000

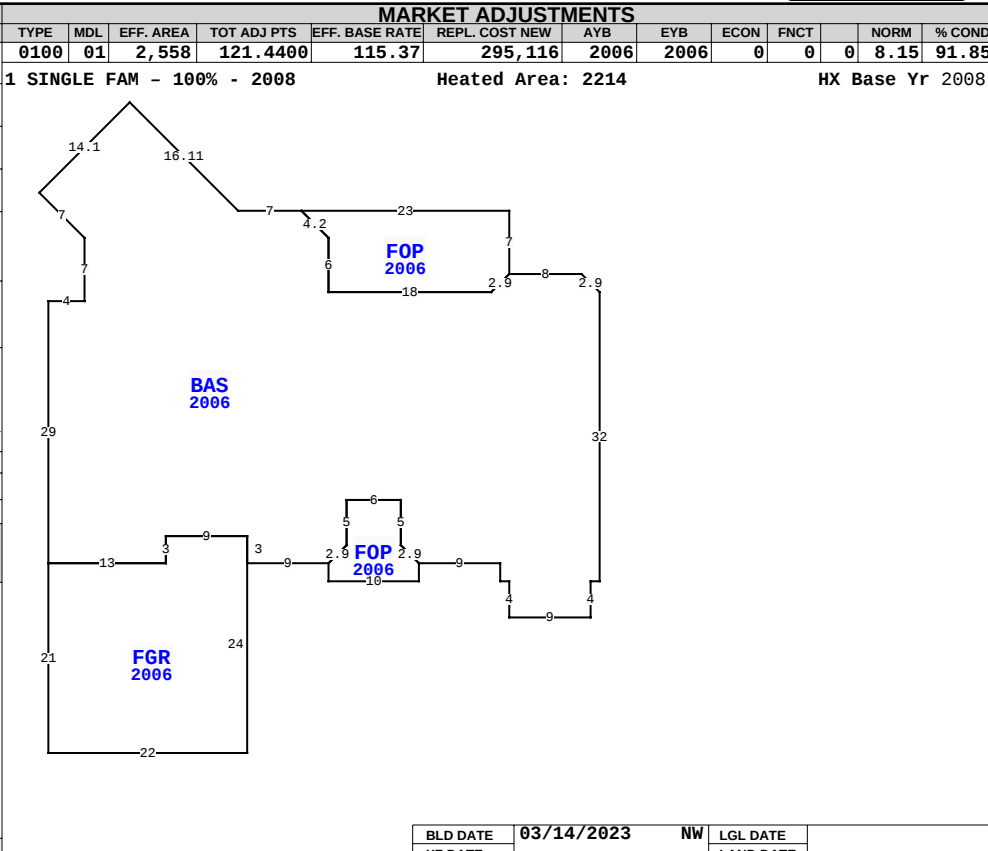


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
FOP	183	30	55	5,828
TOTALS	2,952		2,558	271,064

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	753.00	SF	5.20	
3	1076	TRELLIS A	0 100	13	9	117.00	SF	7.50	



86003 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,064	
TOTAL MARKET OB/XF VALUE		5,698	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		331,762	
SOH/AGL Deduction		152,942	
ASSESSED VALUE		178,820	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		128,820	
TOTAL JUST VALUE		331,762	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22996	XFOB	700	11/01/2009
B23057	ADDITION	400	11/01/2009
E17806	ELEC OTHER	2,000	08/01/2006
E17806	ELEC OTHER	2,000	08/01/2006
M11844	MECH OTHER	0	08/01/2006
P11065	OTHER	0	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1503/0248	6/04/2007	WD	Q	I	
GRANTOR: COPPENBARGER HOMES					SALE PRICE
GRANTEE: PATRINICOLA FRANCES					268,000
1341/1627	8/15/2005	WD	U	V	19
GRANTOR: MARSH CREEK DEVELOPME					2,400,000
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] U2 L2 W8 FOP=[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 U2 L2 N5 W6 S5 L2 D2 \$ U2 R2 N5 E6 S5 R2 D2 E9 S2 E1 S4 E9 N4 E1 N32\$.									

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	0003	RSF-2	0.00	0.00	1.00
TOTAL OB/XF 5,698									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		