

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

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

2024

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 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	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	248,812
FGR	473	55	260	27,551
FOP	60	30	18	1,908
FOP	221	30	66	6,993
STP	9	10	1	106

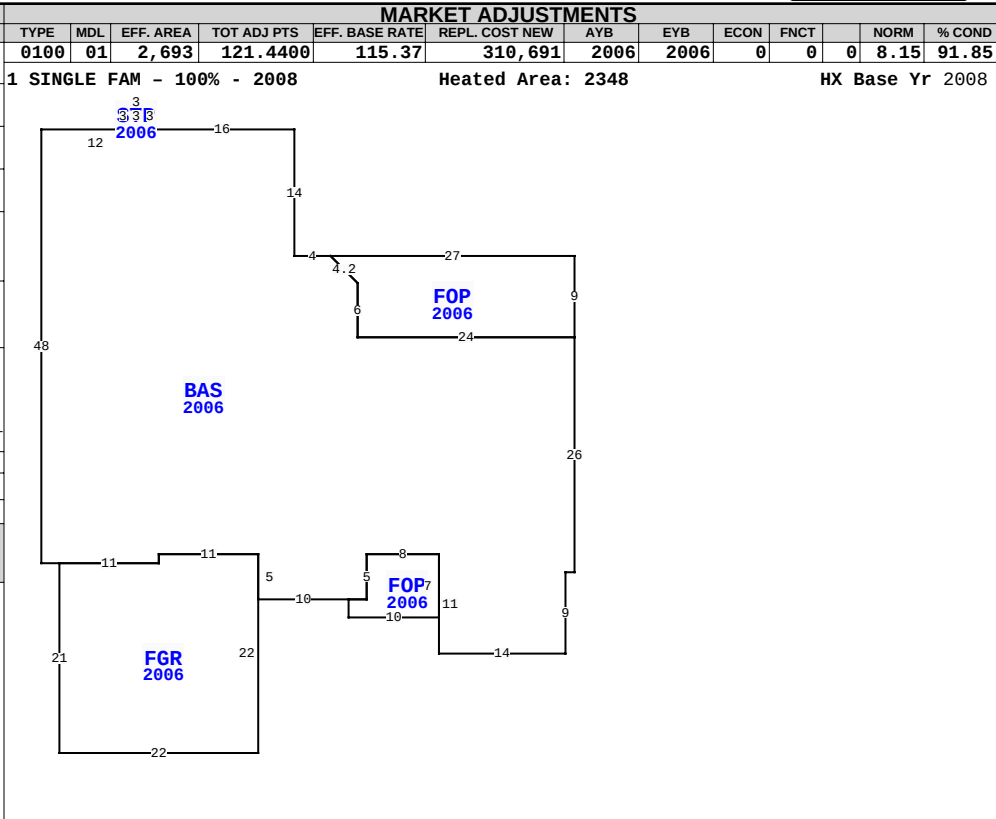
TOTALS	3,111		2,693	285,370
--------	-------	--	-------	---------

EXTRA FEATURES

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	90	3,150	
2	0855	CONC PAVER	0	100	0	0	102.00	SF	10.00	10.00	100	2006	2006	3	87	887	
3	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	87	3,058	

LAND DESCRIPTION

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



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

86030 EVERGREEN PL, YULEE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	121.4400	115.37	310,691	2006	2006	0	0	0	8.15	91.85

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,370
TOTAL MARKET OB/XF VALUE		7,095
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,465
SOH/AGL Deduction		163,362
ASSESSED VALUE		184,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,103
TOTAL JUST VALUE		347,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,750

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	Q U	V I	RSN CD
1450/1252	10/09/2006	WD	Q	I	
					255,400
GRANTOR: COPPENBARGER HOMES					
GRANTEE: RHODES MATTHEW L &					
1341/1627	8/15/2005	WD	U	V	19
					2,400,000
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\$.									