

LOT 173
IN OR 1591/1389
HICKORY VILLAGE #2 PB 7/120

PECK CHARLES N
86100 EVERGREEN PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0173-0000



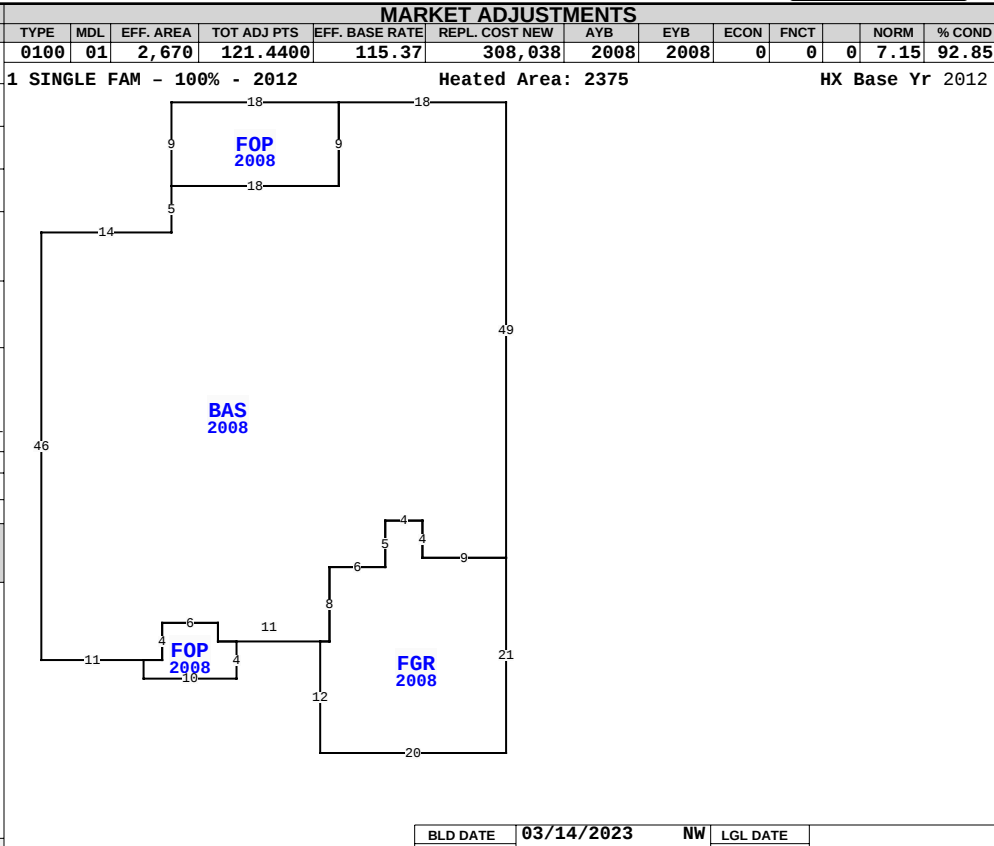
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	2,375	100	2,375	254,413
FGR	421	55	232	24,852
FOP	48	30	14	1,500
FOP	162	30	49	5,249
TOTALS	3,006		2,670	286,013

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008
2	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2008
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00



86100 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		286,013	
TOTAL MARKET OB/XF VALUE		6,762	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		347,775	
SOH/AGL Deduction		163,054	
ASSESSED VALUE		184,721	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		129,721	
TOTAL JUST VALUE		347,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,009	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21296	CO ISSUED	0	09/26/2008
B21933	XF08	3,500	09/01/2008
E20870	ELEC OTHER	2,000	06/01/2008
M13919	MECH OTHER	0	06/01/2008
P13157	OTHER	0	04/01/2008
R11180	REPAIR/RRF	2,000	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1591/1389	11/03/2008	WD	Q	I		202,300	
GRANTOR: STANDARD PACIFIC OF J							
GRANTEE: PECK CHARLES N & MO							
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=2008] W18 FOP=[YR=2008] W18 S9 E18 N9\$ S9 W18 S5 W14 S46 E11 FOP=[YR=2008] S2 E10 N4 W2 N2 W6 S4 W2\$ E2 N4 E6 S2 E11 FGR=[YR=2008] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N49\$.											