LOT 123
HICKORY VILLAGE #2 PB 7/120

FREEMAN LISA & STEVEN
86210 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0123-0000

BUILDING CHARACTERISTICS

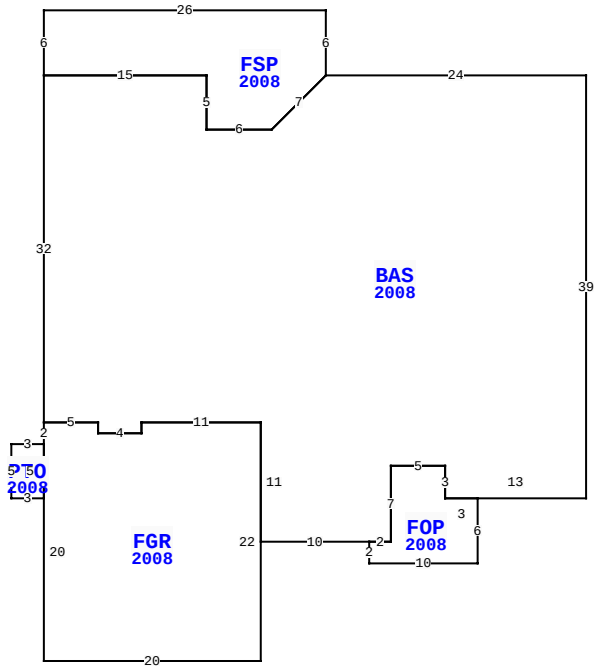
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	2008	1,805	210,215
FGR	436	55	2008	240	27,951
FOP	67	30	2008	20	2,329
FSP	199	40	2008	80	9,317
PTO	15	5	2008	1	116
TOTALS	2,522			2,146	249,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	126.1113	126.11	270,632	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1805 HX Base Yr 2018



86210 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		249,929
TOTAL MARKET OB/XF VALUE		3,532
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,461
SOH/AGL Deduction		106,588
ASSESSED VALUE		201,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,151
TOTAL JUST VALUE		308,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21275	CO ISSUED	164,868	09/29/2008
B21932	REMODEL	788	09/01/2008
B21934	HURRICANE SHUTTER	3,500	09/01/2008
E20871	ELEC OTHER	2,000	06/01/2008
M13946	MECH OTHER	0	06/01/2008
P13140	OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0901	8/29/2020	QC	U	I	11	100
GRANTOR: FREEMAN LISA						
GRANTEE: FREEMAN LISA & STEV						
2097/1537	1/30/2017	WD	Q	I	02	192,500
GRANTOR: HORD MAX B						
GRANTEE: PIRAINO LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 FSP=[YR=2008] N6 W26 S6 E15 S5 E6 U5 R5 $ D5 L5 W6 N5 W15 S32 FGR=[YR=2008] S2 PTO=[YR=2008] W3 S5 E3 N5$ S20 E20 N22 W11 S1 W4 N1 W5$ E5 S1 E4 N1 E11 S11 E10 FOP=[YR=2008] S2 E10 N6 W3 N3 W5 S7 W2$ E2 N7 E5 S3 E13 N39$.

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	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	2008	2008	3	88	3,034	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2008	2008	3	88	498	

LAND DESCRIPTION

TOTAL OB/XF 3,532

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	RES	100	0003	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 07/30/2025 BY SYS