LOT 126
HICKORY VILLAGE #1 PB 6/369

BROWNING COREY M
86250 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

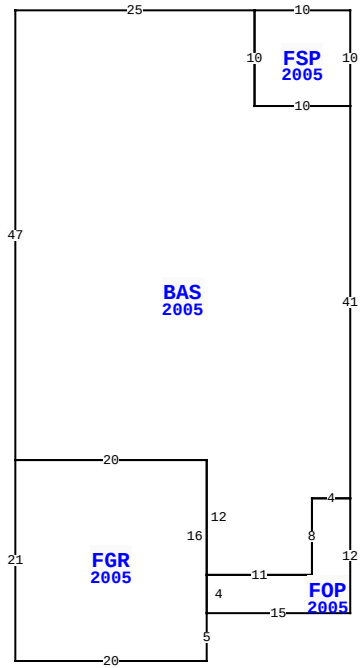
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,693	100	2005	1,693	195,592
FGR	420	55	2005	231	26,687
FOP	92	30	2005	28	3,235
FSP	100	40	2005	40	4,621
TOTALS	2,305			1,992	230,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	125.0970	125.10	249,199	2005	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1693 HX Base Yr



86250 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,135
TOTAL MARKET OB/XF VALUE	3,228
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	288,363
SOH/AGL Deduction	12,218
ASSESSED VALUE	276,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,145
TOTAL JUST VALUE	288,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514129	ELEC OTHER	2,000	02/01/2005
M0509192	OTHER	0	02/01/2005
P0508870	OTHER	0	02/01/2005
B0414102	NEW CONSTR	173,900	11/01/2004
R046898	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1628	4/24/2020	WD	Q	I	02	239,900
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: BROWNING COREY M						
1899/1417	1/09/2014	SW	U	I	12	136,500
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: SHAW JACK L JR & TI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W10 BAS=[YR=2005] W25 S47 FGR=[YR=2005] S21 E20 N5 FOP=[YR=2005] E15 N12 W4 S8 W11 S4$ N16 W20$ E20 S12 E11 N8 E4 N41 W10 N10$ S10 E10 N10$.

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	0	0	0	739.00	SF	5.20	5.20	100	2005	2005	3	84	3,228	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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	0		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