LOT 127
IN OR 1537/368
HICKORY VILLAGE #1 PB 6/369

RICHARDSON RAYMOND & KIMBERLY G
86266 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0127-0000

BUILDING CHARACTERISTICS

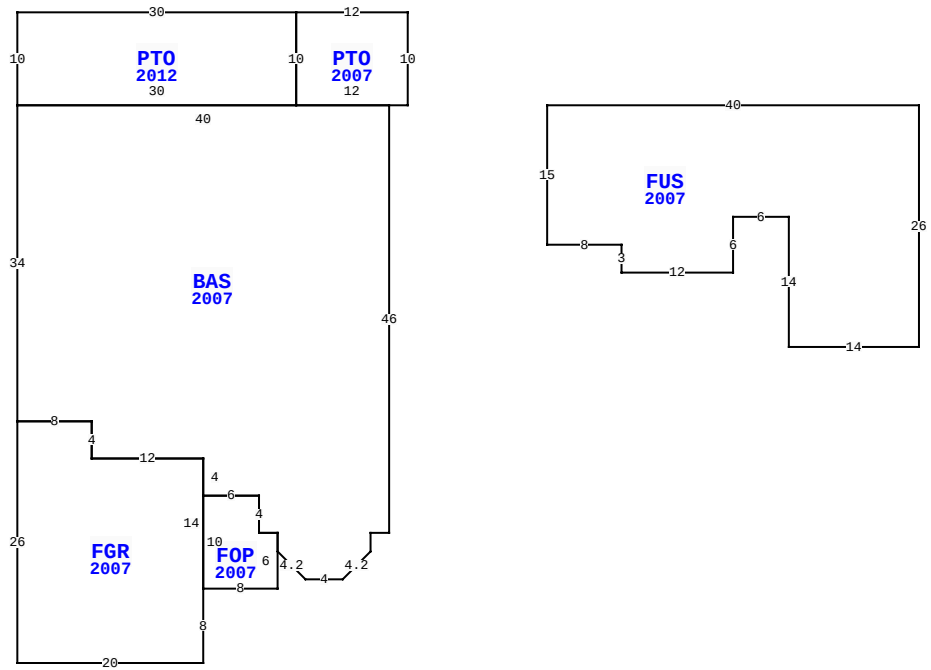
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,665	100	2007	1,665	182,339
FGR	472	55	2007	260	28,474
FOP	72	30	2007	22	2,409
FUS	772	100	2007	772	84,544
PTO	120	5	2007	6	657
PTO	300	5	2012	15	1,642
TOTALS	3,401			2,740	300,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	119.2320	119.23	326,690	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 2437 HX Base Yr 2008



86266 EVERGREEN PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	03/22/2007	JM	LAND DATE	03/22/2007	JM
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,065
TOTAL MARKET OB/XF VALUE		3,957
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,022
SOH/AGL Deduction		154,014
ASSESSED VALUE		205,008
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		149,286
TOTAL JUST VALUE		359,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26171	140SFPATIO	1,500	08/02/2012
M11139	TANKS/BLRS	0	02/01/2006
P10650	OTHER	0	01/01/2006
E16419	ELEC OTHER	2,000	12/01/2005
C16634	CO ISSUED	0	11/01/2005
B16485	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/0368	11/26/2007	WD	Q	I		240,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: RICHARDSON RAYMOND						
1351/1004	9/21/2005	WD	U	V	19	281,600
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N10 W12 PTO=[YR=2012] W30 S10 BAS=[YR=2007] S34 FGR=[YR=2007] S26 E20 N8 FOP=[YR=2007] E8 N6 W2 N4 W6 S10$ N14 W12 N4 W8$ E8 S4 E12 S4 E6 S4 E2 S2 R3 D3 E4 R3 U3 N2 E2 N46 W40$ E30 N10$ S10 E12$ PTR=E15 FUS=[YR=2007] E40 S26 W14 N14 W6 S6 W12 N3 W8 N15$ W15$.

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	0855	CONC PAVER	0	100	0	0	45.00	SF	10.00	10.00	100	2007	2007	3	87	392	
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2007	2007	3	87	3,565	

LAND DESCRIPTION

TOTAL OB/XF 3,957

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		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