LOT 131
HICKORY VILLAGE #1 PB 6/369

SAKARA TRUST/SULLIVAN-STEWART SARA LAUREN CO-TRUST
86354 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0131-0000

BUILDING CHARACTERISTICS

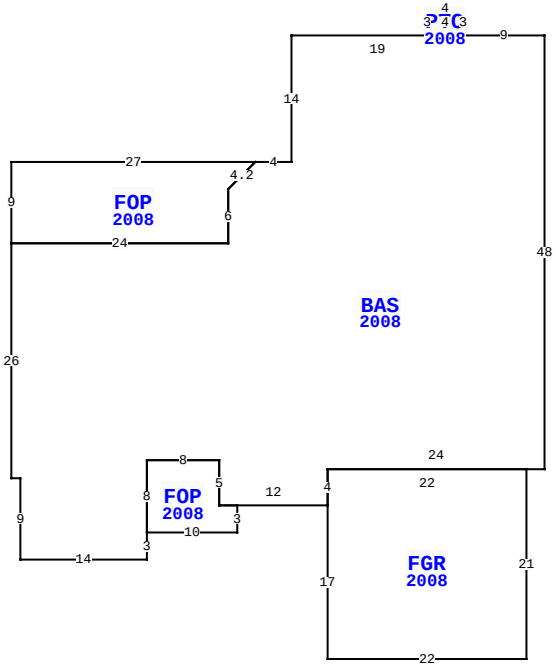
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100	2008	2,359	264,562
FGR	462	55	2008	254	28,486
FOP	70	30	2008	21	2,355
FOP	221	30	2008	66	7,402
PTO	12	5	2008	1	112
TOTALS	3,124			2,701	302,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,701	121.4400	121.44	328,009	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2025 Heated Area: 2359 HX Base Yr 2025



86354 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		302,916
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,916
SOH/AGL Deduction		0
ASSESSED VALUE		361,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,194
TOTAL JUST VALUE		361,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21660	CO ISSUED	0	01/21/2009
E21395	NEW CONSTR	2,000	11/01/2008
M14225	H/AC	0	10/01/2008
B21660	NEW CONSTR	208,032	07/01/2008
R11400	REPAIR/RRF	8,000	07/01/2008
P13347	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/1608	7/29/2024	WD	Q	I	01	420,000
GRANTOR: TUTTLE LINDA L						
GRANTEE: SAKARA TRUST						
1617/1139	4/24/2009	WD	Q	I	01	218,000
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: TUTTLE LINDA L & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 PTO=[YR=2008] N3 W4 S3 E4$ W19 S14 W4
FOP=[YR=2008] W27 S9 E24 N6 U3 R3 $ D3 L3 S6 W24 S26 E1 S9
E14 N3 FOP=[YR=2008] E10 N3 W2 N5 W8 S8$ N8 E8 S5 E12
FGR=[YR=2008] S17 E22 N21 W22 S4$ N4 E24 N48$.

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	739.00	SF	5.20	5.20	100	2008	2008	3	88	3,382	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2008	2008	3	88	618	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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