LOT 133
IN OR 1395/1449
HICKORY VILLAGE #1 PB 6/369

WASHBURN DEBORAH G & JEFFERY L
86361 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

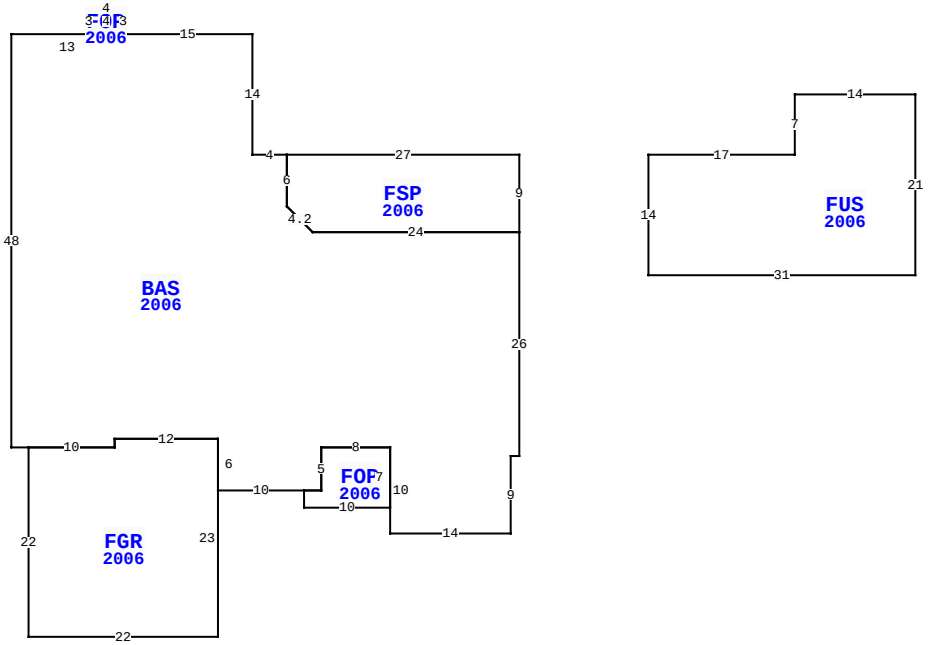
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	2,349	100	2006	2,349	248,363
FGR	496	55	2006	273	28,865
FOP	12	30	2006	4	423
FOP	60	30	2006	18	1,903
FSP	239	40	2006	96	10,150
FUS	532	100	2006	532	56,249
TOTALS	3,688			3,272	345,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,272	116.3800	116.38	380,795	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2007 Heated Area: 2881 HX Base Yr 2007



86361 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		345,952
TOTAL MARKET OB/XF VALUE		5,211
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		406,163
SOH/AGL Deduction		191,163
ASSESSED VALUE		215,000
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		159,278
TOTAL JUST VALUE		406,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14705	NEW CONSTR	207,538	02/27/2006
M0509928	H/AC	0	06/01/2005
P09279	OTHER	0	04/01/2005
E14586	ELEC OTHER	2,000	03/01/2005
R07311	REPAIR/RRF	3,500	03/01/2005
B14662	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1449	3/14/2006	WD	Q	I		298,200
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WASHBURN DEBORAH G						
1282/0068	12/17/2004	WD	U	V	19	35,200
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W27 BAS=[YR=2006] W4 N14 W15 FOP=[YR=2006] N3 W4 S3 E4$ W13 S48 E2 FGR=[YR=2006] S22 E22 N23 W12 S1 W10$ E10 N1 E12 S6 E10 FOP=[YR=2006] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S10 E14 N9 E1 N26 W24 U3 L3 N6$ S6 R3 D3 E24 N9$ PTR=E15 FUS=[YR=2006] E17 N7 E14 S21 W31 N14$ 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	140.00	SF	10.00	10.00	100	2006	2006	3	86	1,204	
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2006	2006	3	86	4,007	

LAND DESCRIPTION

TOTAL OB/XF 5,211

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