LOT 139
IN OR 2087/827
HICKORY VILLAGE #1 PB 6/369

MCNEIL FRANK R L/E/
86323 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

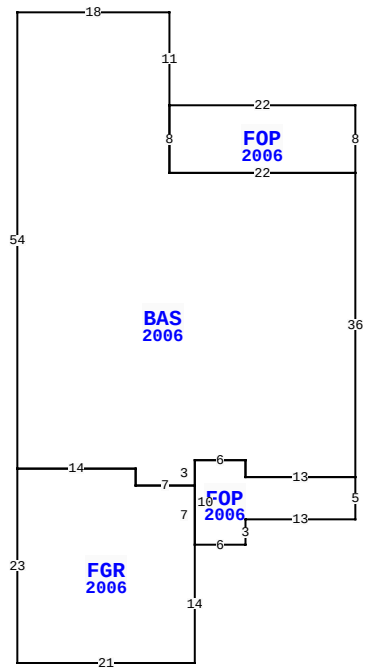
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,763	100	2006	1,763	197,834
FGR	469	55	2006	258	28,952
FOP	125	30	2006	38	4,264
FOP	176	30	2006	53	5,948
TOTALS	2,533			2,112	236,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	122.8430	122.84	259,438	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 1763 HX Base Yr 2007



86323 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		236,997
TOTAL MARKET OB/XF VALUE		3,537
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,534
SOH/AGL Deduction		138,229
ASSESSED VALUE		157,305
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		101,583
TOTAL JUST VALUE		295,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10012	MECH OTHER	0	07/01/2005
E0514961	ELEC OTHER	2,000	05/01/2005
P0509449	OTHER	0	05/01/2005
C15122	CO ISSUED	131,586	04/01/2005
R07566	REPAIR/RRF	3,500	04/01/2005
B15122	NEW CONSTR	131,586	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0827	12/05/2016	LE	U	I	11	100
GRANTOR: MCNEIL FRANK R & RUTH						
GRANTEE: HICKS MARTHA M & AN						
1410/0785	5/08/2006	WD	Q	I		209,100
GRANTOR: COPPENBARGER HOMES						
GRANTEE: MCNEIL FRANK R & RU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W22 BAS=[YR=2006] N11 W18 S54 FGR=[YR=2006] S23 E21 N14 FOP=[YR=2006] E6 N3 E13 N5 W13 N2 W6 S10$ N7 W7 N2 W14$ E14 S2 E7 N3 E6 S2 E13 N36 W22 N8$ S8 E22 N8$.

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	66.00	SF	10.00	10.00	100	2006	2006	3	86	568	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	86	2,969	

LAND DESCRIPTION

TOTAL OB/XF 3,537

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