LOT 144
IN OR 1371/969
HICKORY VILLAGE #1 PB 6/369

KOBER WILLIAM M & ELAINE M
86265 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0144-0000

BUILDING CHARACTERISTICS

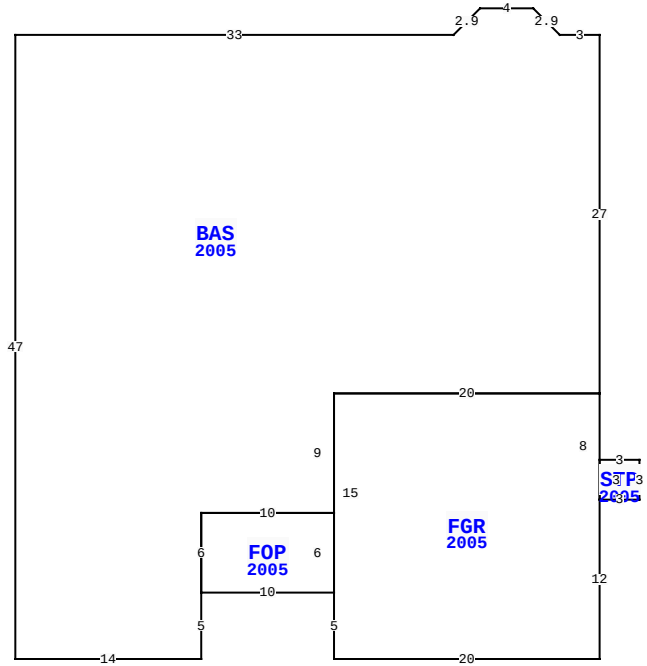
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,570	100	2005	1,570	180,433
FGR	400	55	2005	220	25,284
FOP	60	30	2005	18	2,069
STP	9	10	2005	1	115
TOTALS	2,039			1,809	207,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	126.5000	126.50	228,838	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2006 Heated Area: 1570 HX Base Yr 2006



86265 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		207,899
TOTAL MARKET OB/XF VALUE		4,427
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,326
SOH/AGL Deduction		110,509
ASSESSED VALUE		156,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,095
TOTAL JUST VALUE		267,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617023	SCRN RM	28,180	03/01/2006
E17002	ELEC OTHER	750	03/01/2006
E0515253	ELEC OTHER	2,000	06/01/2005
M0509762	H/AC	0	05/01/2005
P09348	OTHER	0	04/01/2005
R07434	REPAIR/RRF	1,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0969	12/05/2005	WD	Q	I		165,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: KOBER WILLIAM M & E						
1274/1081	11/17/2004	WD	U	V	19	950,400
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MTTAMY (JAX) PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 U2 L2 W4 D2 L2 W33 S47E14 N5
FOP=[YR=2005] E10 FGR=[YR=2005] S5 E20 N12 STP=[YR=2005] E3
N3 W3 S3$ N8 W20 S15$ N6 W10 S6$ N6 E10 N9 E20 N27$.

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	693.00	SF	5.20	5.20	100	2005	2005	3	84	3,027	
2	0756	FEP	0	0	18	12	216.00	SF	27.00	27.00	100	2006	2006	3	24	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,427

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