LOT 146
HICKORY VILLAGE #1 PB 6/369

ELLIS PHILLIP JOHN
86225 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

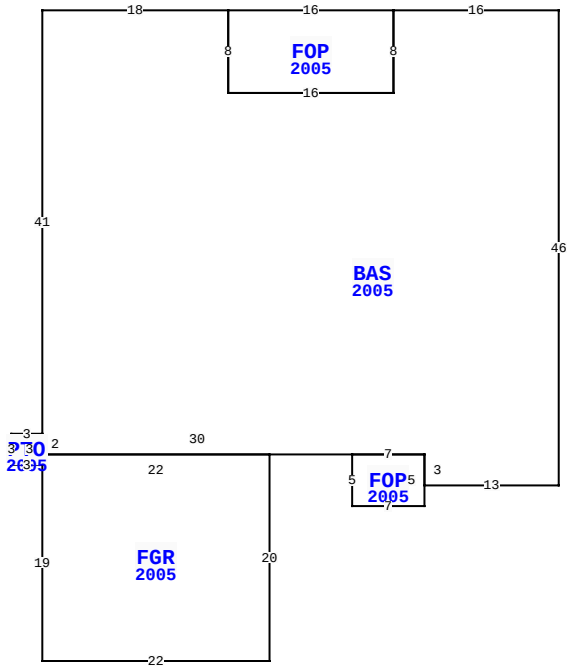
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,061	100	2005	2,061	227,459
FGR	440	55	2005	242	26,708
FOP	35	30	2005	10	1,103
FOP	128	30	2005	38	4,193
PTO	9	5	2005	0	0
TOTALS	2,673			2,351	259,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,351	121.7160	121.72	286,164	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2025 Heated Area: 2061 HX Base Yr 2025



86225 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,465
TOTAL MARKET OB/XF VALUE		9,222
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,687
SOH/AGL Deduction		0
ASSESSED VALUE		323,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,965
TOTAL JUST VALUE		323,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09479	MECH OTHER	0	03/01/2005
P09042	OTHER	0	02/01/2005
E0514126	ELEC OTHER	2,000	02/01/2005
R046940	REPAIR/RRF	1,500	12/01/2004
B0414161	NEW CONSTR	180,375	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1480	9/27/2024	WD	Q	I	01	340,000
GRANTOR: ARBO TRACI L & ROBERT						
GRANTEE: ELLIS PHILLIP JOHN						
2166/1030	12/22/2017	WD	Q	I	01	157,000
GRANTOR: MURRAY AUDREY						
GRANTEE: ARBO TRACI L & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W18 S41 PTO=[YR=2005] W3 S3 E3 FGR=[YR=2005] S19 E22 N20 W22 S1$ N3$ S2 E30 FOP=[YR=2005] S5 E7 N5 W7$ E7 S3 E13 N46$.

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	688.00	SF	5.20	5.20	100	2005	2005	3	84	3,005	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2007	2007	3	69	3,444	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	
4	0810	CONCRETE A	0	100	0	0	267.00	SF	6.50	6.50	100	2007	2007	3	87	1,510	
5	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	
6	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2007	2007	3	87	390	

LAND DESCRIPTION

TOTAL OB/XF 9,222

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	0003	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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS