

LOT 154
IN OR 2042/1633
HICKORY VILLAGE #2 PB 7/120

PHILLIPS MICHAEL C & ELIZABETH
86111 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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

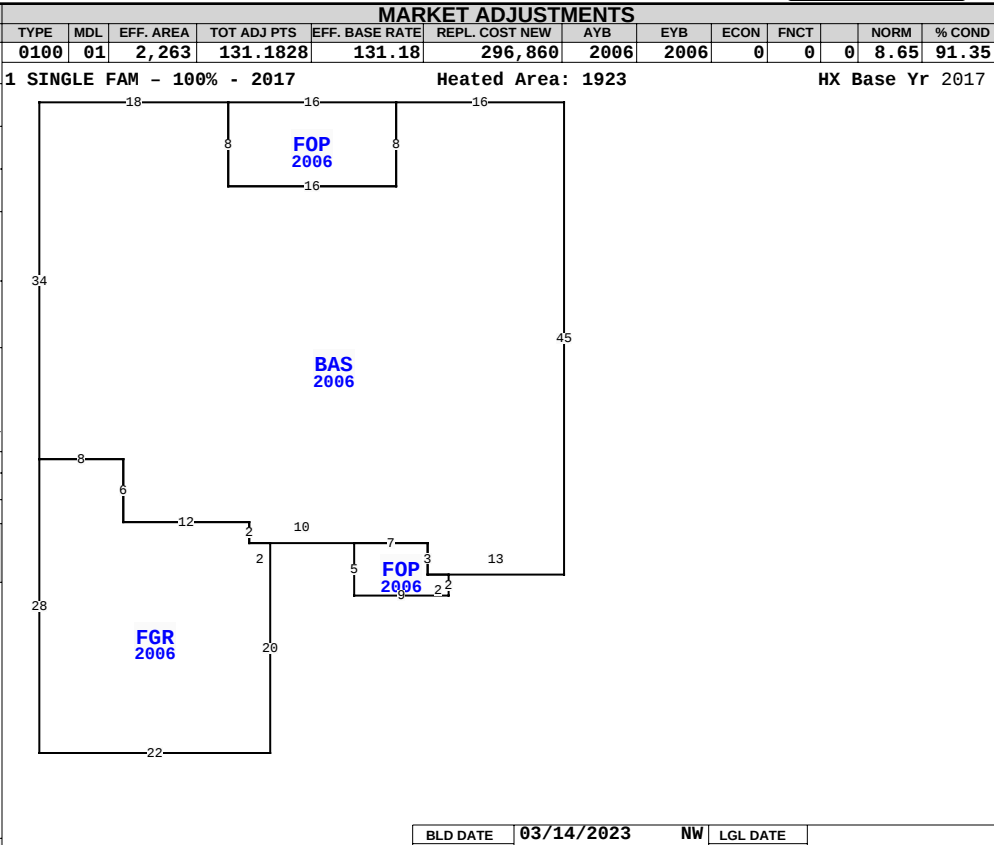
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2006	1,923	230,439
FGR	528	55	2006	290	34,751
FOP	39	30	2006	12	1,438
FOP	128	30	2006	38	4,554
TOTALS	2,618			2,263	271,182

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0855	CONC PAVER	0 100	0 0	591.00
2	0811	CONCRETE B	0 100	0 0	736.00
3	0476	VF 6 SBPL	0 100	0 0	174.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



86111 EVERGREEN PL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF															13,107
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				271,182	
TOTAL MARKET OB/XF VALUE				13,107	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				339,289	
SOH/AGL Deduction				116,728	
ASSESSED VALUE				222,561	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				171,839	
TOTAL JUST VALUE				339,289	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				327,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516329	C0 ISSUED	0	10/01/2005
B0516329	NEW CONSTR	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/1633	3/02/2016	SW	U	I	12	185,600
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: PHILLIPS MICHAEL C						
2009/1692	10/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E9 N2 W2 N3 W7\$ E7 S3 E13 N45\$.									