LOT 155
IN OR 2093/635
HICKORY VILLAGE #2 PB 7/120

PEREZ JOHN JR & SUZANNE K
86099 EVERGREEN PL
YULEE, FL 32097

2025

42-2N-27-435H-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

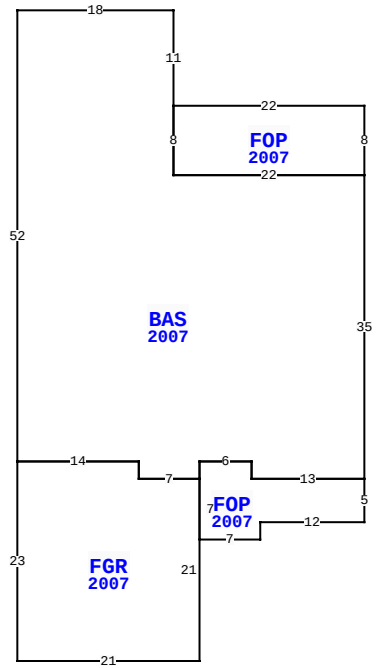
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,702	100	2007	1,702	198,912
FGR	469	55	2007	258	30,153
FOP	121	30	2007	36	4,208
FOP	176	30	2007	53	6,194
TOTALS	2,468			2,049	239,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	127.2383	127.24	260,715	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1702 HX Base Yr 2018



86099 EVERGREEN PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	08/08/2007 JM	LAND DATE	08/08/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,467
TOTAL MARKET OB/XF VALUE		7,534
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,001
SOH/AGL Deduction		104,195
ASSESSED VALUE		197,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,084
TOTAL JUST VALUE		302,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17712	ELEC OTHER	2,000	07/01/2006
M11509	MECH OTHER	0	05/01/2006
P10999	OTHER	0	04/01/2006
C17331	CO ISSUED	0	03/01/2006
B17331	NEW CONSTR	131,576	03/01/2006
R09035	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0635	1/05/2017	WD	Q	I	01	176,500
GRANTOR: ROBBINS GERREN C						
GRANTEE: PEREZ JOHN JR & SUZ						
1908/0979	3/18/2014	WD	Q	I	01	160,000
GRANTOR: SCANDRIDGE CHRISTOPHE						
GRANTEE: ROBBINS GERREN C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] N11 W18 S52 FGR=[YR=2007] S23 E21 N21 W7 N2 W14$ E14 S2 E7FOP=[YR=2007] S7 E7 N2 E12 N5 W13N2 W6 S2$N2 E6 S2 E13N35 W22 N8$ 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	60.00	SF	10.00	10.00	100	2007	2007	3	87	522	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2007	2007	3	87	2,986	
3	0476	VF 6 SBPL	0	100	0	0	148.00	LF	32.00	32.00	100	2014	2014	3	85	4,026	

LAND DESCRIPTION

TOTAL OB/XF 7,534

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