LOT 161
IN OR 1488/609
HICKORY VILLAGE #2 PB 7/120

BAKER RONALD R & VALERIE D
86041 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0161-0000

BUILDING CHARACTERISTICS

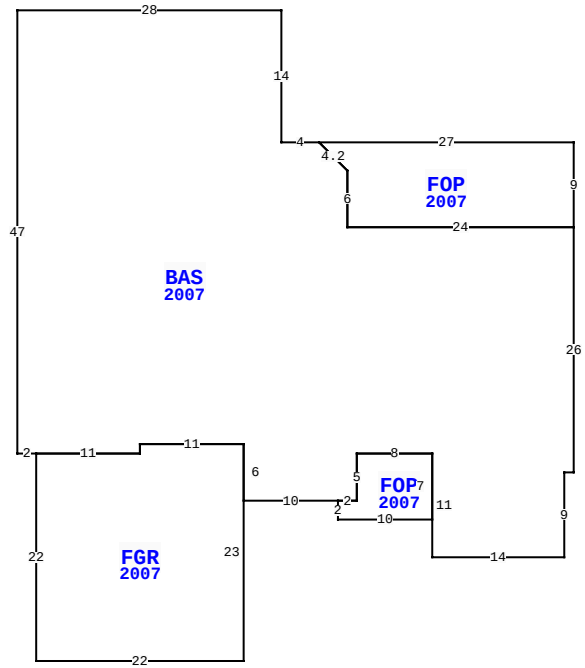
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,324	100	2007	2,324	259,225
FGR	495	55	2007	272	30,340
FOP	60	30	2007	18	2,008
FOP	221	30	2007	66	7,362
TOTALS	3,100			2,680	298,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,680	121.4400	121.44	325,459	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2009 Heated Area: 2324 HX Base Yr 2009



BLD DATE	03/14/2023	NW	LGL DATE
XF DATE	08/07/2007	JM	LAND DATE
INC DATE			AG DATE

86041 EVERGREEN PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,934
TOTAL MARKET OB/XF VALUE		3,710
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		357,644
SOH/AGL Deduction		150,637
ASSESSED VALUE		207,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,285
TOTAL JUST VALUE		357,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17869	ELEC OTHER	2,000	08/01/2006
M11917	MECH OTHER	0	08/01/2006
P11068	OTHER	0	05/01/2006
C17325	CO ISSUED	0	03/01/2006
B17325	NEW CONSTR	175,264	03/01/2006
R09030	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/0609	3/28/2007	WD	Q	I		274,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: BAKER RONALD R & VA						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W27 BAS=[YR=2007] W4 N14 W28 S47 E2
FGR=[YR=2007] S22 E22 N23 W11 S1 W11$ E11 N1 E11 S6 E10
FOP=[YR=2007] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S11 E14 N9 E1 N26
W24 N6 L3 U3 $ D3 R3 S6E24 N9$.

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	102.00	SF	10.00	10.00	100	2007	2007	3	87	887	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2007	2007	3	87	2,823	

LAND DESCRIPTION

TOTAL OB/XF 3,710

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