LOT 163
HICKORY VILLAGE #2 PB 7/120

SACCO JOINT REVOCABLE LIVING TRUST/SACCO BRYAN D T
86025 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0163-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

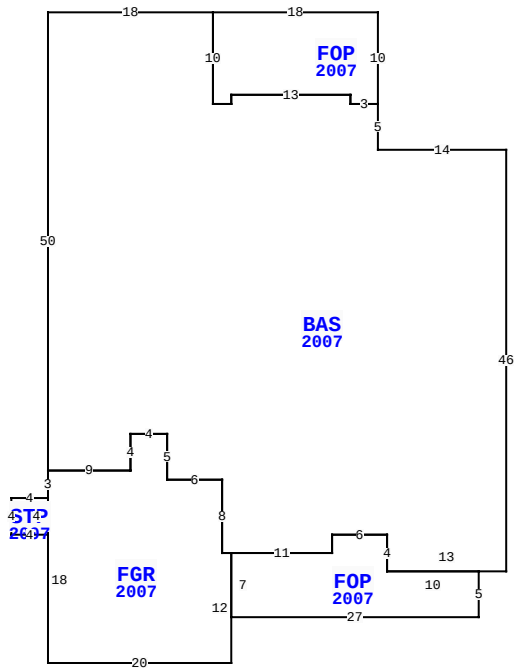
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,406	100	2007	2,406	265,941
FGR	421	55	2007	232	25,644
FOP	167	30	2007	50	5,527
FOP	181	30	2007	54	5,968
STP	16	10	2007	2	221
TOTALS	3,191			2,744	303,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,744	120.3360	120.34	330,213	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 2406 HX Base Yr 2008



86025 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,301
TOTAL MARKET OB/XF VALUE		9,745
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		368,046
SOH/AGL Deduction		148,238
ASSESSED VALUE		219,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,086
TOTAL JUST VALUE		368,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18718	ELEC OTHER	2,000	01/01/2007
M12412	MECH OTHER	0	01/01/2007
P11891	OTHER	0	12/01/2006
C18778	CO ISSUED	0	11/01/2006
B18778	NEW CONSTR	209,814	11/01/2006
R09857	REPAIR/RRF	3,900	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/124	5/12/2023	WD	U	I	11	100
GRANTOR: SACCO BRYAN & AMANDA						
GRANTEE: SACCO JOINT REVOCAB						
1538/1481	12/03/2007	WD	Q	I		252,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: SACCO BRYAN & AMAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FOP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S3 STP=[YR=2007] W4 S4 E4 N4$ S18 E20 N12 W1 N8 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S8 E1 FOP=[YR=2007] S7 E27 N5 W10 N4 W6 S2 W11$ E11 N2 E6 S4 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	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2007	2007	3	87	835	
2	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00	100	2022	2022	3	99	8,910	

LAND DESCRIPTION

TOTAL OB/XF 9,745

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 12/21/2022 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS