LOT 165
IN OR 1559/1552
HICKORY VILLAGE #2 PB 7/120

NORTON JOHN D & DAWN G
86007 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

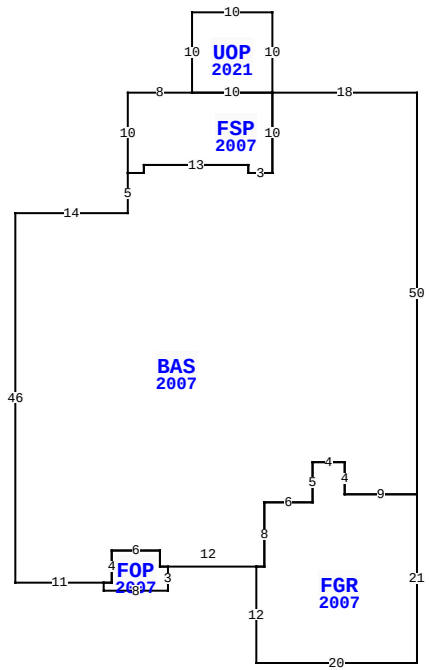
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,404	100	2007	2,404	271,814
FGR	421	55	2007	232	26,231
FOP	34	30	2007	10	1,131
FSP	167	40	2007	67	7,576
UOP	100	20	2021	20	2,261
TOTALS	3,126			2,733	309,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	123.0960	123.10	336,432	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2009 Heated Area: 2404 HX Base Yr 2009



86007 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		309,013
TOTAL MARKET OB/XF VALUE		40,296
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		404,309
SOH/AGL Deduction		161,294
ASSESSED VALUE		243,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,293
TOTAL JUST VALUE		404,309
NCON VALUE		10,985
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530660	SWIM POOL	25,000	06/01/2015
M12446	MECH OTHER	0	02/01/2007
E18717	ELEC OTHER	2,000	01/01/2007
P11689	OTHER	0	11/01/2006
C18742	CO ISSUED	0	10/01/2006
B18742	NEW CONSTR	199,782	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1552	4/07/2008	WD	Q	I		250,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: NORTON JOHN D & DAW						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W18 S10 W3 N1 W13 S1 W2 S5 W14 S46 E11 E1 N4 E6 S2 E12 E1 N8 E6 N5 E4 S4 E9 N50 $
FGR=[YR=2007;ORIG=-20,59] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1 $
FSP=[YR=2007;ORIG=-18,0] W10 W8 S10 E2 N1 E13 S1 E3 N10 $
UOP=[YR=2021;ORIG=-28,0] E10 N10 W10 S10 $
FOP=[YR=2007;ORIG=-39,61] S1 E8 N3 W1 N2 W6 S4 W1 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2007	2007	3	87	731	
3	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2007	2007	3	87	2,886	
4	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2015	2015	3	87	557	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	
6	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2015	2015	3	75	27,030	
7	0855	CONC PAVER	0	100	0	0	815.00	SF	7.00	7.00	100	2015	2015	3	95	5,420	

LAND DESCRIPTION

TOTAL OB/XF 40,296

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