LOT 167
IN OR 1503/248
HICKORY VILLAGE #2 PB 7/120

PATRINICOLA FRANCESCO
86003 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0167-0000

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

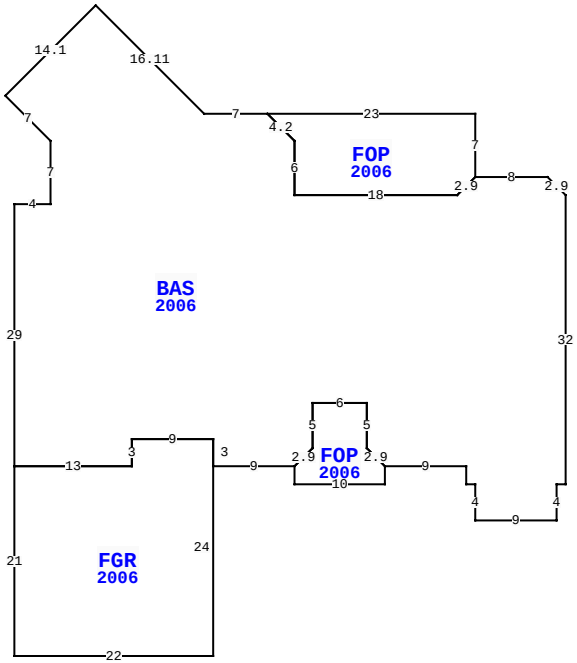
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2006	2,214	245,611
FGR	489	55	2006	269	29,841
FOP	66	30	2006	20	2,219
FOP	183	30	2006	55	6,101
TOTALS	2,952			2,558	283,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,558	121.4400	121.44	310,644	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2008 Heated Area: 2214 HX Base Yr 2008



86003 EVERGREEN PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,773
TOTAL MARKET OB/XF VALUE		5,603
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,376
SOH/AGL Deduction		160,370
ASSESSED VALUE		184,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,284
TOTAL JUST VALUE		344,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22996	XFOB	700	11/01/2009
B23057	ADDITION	400	11/01/2009
E17806	ELEC OTHER	2,000	08/01/2006
E17806	ELEC OTHER	2,000	08/01/2006
M11844	MECH OTHER	0	08/01/2006
P11065	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/0248	6/04/2007	WD	Q	I		268,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: PATRINICOLA FRANCES						
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=2006] U2 L2 W8 FOP=[YR=2006] N7 W23 D3 R3 S6 E18 U2 R2 $ L2 D2 W18 N6 L3 U3 W7 U12 L12 L10 D10 D5 R5 S7 W4 S29 FGR=[YR=2006] S21 E22 N24 W9 S3 W13$ E13 N3 E9 S3 E9 FOP=[YR=2006] S2 E10 N2 U2 L2 N5 W6 S5 L2 D2 $ U2 R2 N5 E6 S5 R2 D2 E9 S2 E1 S4 E9 N4 E1 N32$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	2006	2006	3	86	3,367	
3	1076	TRELLIS A	0	100	13	9	117.00	SF	7.50	7.50	100	2009	2009	3	52	456	

LAND DESCRIPTION

TOTAL OB/XF 5,603

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	0003	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