LOT 171
IN OR 1450/1252
HICKORY VILLAGE #2 PB 7/120

RHODES MATTHEW L & STEPHANIE L
86030 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0171-0000

BUILDING CHARACTERISTICS

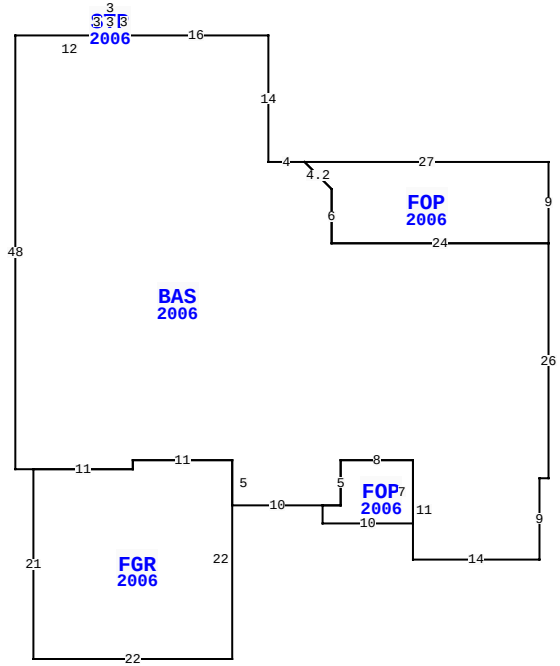
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,348	100	2006	2,348	260,476
FGR	473	55	2006	260	28,843
FOP	60	30	2006	18	1,997
FOP	221	30	2006	66	7,322
STP	9	10	2006	1	111
TOTALS	3,111			2,693	298,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	121.4400	121.44	327,038	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2008 Heated Area: 2348 HX Base Yr 2008



86030 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,749
TOTAL MARKET OB/XF VALUE		7,015
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		360,764
SOH/AGL Deduction		171,322
ASSESSED VALUE		189,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,720
TOTAL JUST VALUE		360,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516682	NEW CONSTR	175,264	07/17/2006
C0516682	CO ISSUED	175,264	03/01/2006
B0516682	NEW CONSTR	175,264	03/01/2006
M11238	MECH OTHER	0	03/01/2006
B0516486	NEW CONSTR	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1252	10/09/2006	WD	Q	I		255,400
GRANTOR: COPPENBARGER HOMES						
GRANTEE: RHODES MATTHEW L &						
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=2006] W27 BAS=[YR=2006] W4 N14 W16 STP=[YR=2006] N3 W3 S3 E3$ W12 S48 E2 FGR=[YR=2006] S21 E22 N22 W11 S1 W11$ E11 N1 E11 S5 E10 FOP=[YR=2006] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S11 E14 N9 E1 N26 W24 N6 L3 U3 $ D3 R3 S6 E24 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	102.00	SF	10.00	10.00	100	2006	2006	3	86	877	
3	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	86	3,023	

LAND DESCRIPTION

TOTAL OB/XF 7,015

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