LOT 173
IN OR 1591/1389
HICKORY VILLAGE #2 PB 7/120

PECK CHARLES N
86100 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0173-0000

BUILDING CHARACTERISTICS

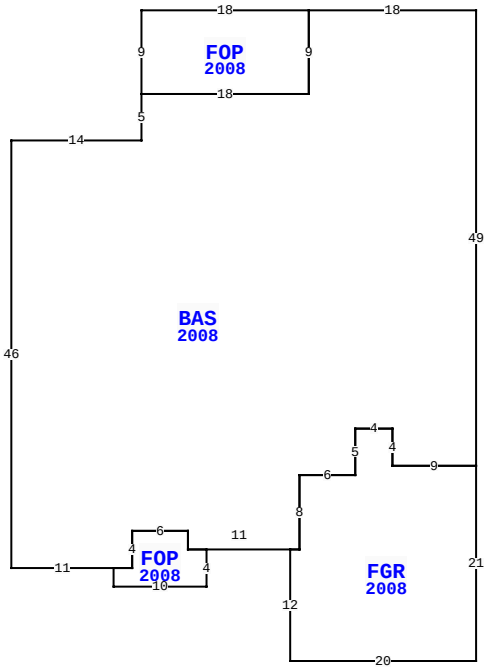
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,375	100	2008	2,375	266,356
FGR	421	55	2008	232	26,019
FOP	48	30	2008	14	1,570
FOP	162	30	2008	49	5,496
TOTALS	3,006			2,670	299,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,670	121.4400	121.44	324,245	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2012 Heated Area: 2375 HX Base Yr 2012



86100 EVERGREEN PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,440
TOTAL MARKET OB/XF VALUE		6,686
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,126
SOH/AGL Deduction		171,048
ASSESSED VALUE		190,078
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		134,356
TOTAL JUST VALUE		361,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21296	CO ISSUED	0	09/26/2008
B21933	XFOB	3,500	09/01/2008
E20870	ELEC OTHER	2,000	06/01/2008
M13919	MECH OTHER	0	06/01/2008
P13157	OTHER	0	04/01/2008
R11180	REPAIR/RRF	2,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1389	11/03/2008	WD	Q	I		202,300
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: PECK CHARLES N & MO						
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=2008] W18 FOP=[YR=2008] W18 S9 E18 N9$ S9 W18 S5 W14 S46 E11 FOP=[YR=2008] S2 E10 N4 W2 N2 W6 S4 W2$ E2 N4 E6 S2 E11 FGR=[YR=2008] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1$ E1 N8 E6 N5 E4 S4 E9 N49$.

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	2008	2008	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2008	2008	3	88	3,038	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2008	2008	3	88	463	

LAND DESCRIPTION

TOTAL OB/XF 6,686

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