LOT 175
IN OR 1543/938
HICKORY VILLAGE #2 PB 7/120

WIDENER BARRY E & PAMELA
86132 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0175-0000

BUILDING CHARACTERISTICS

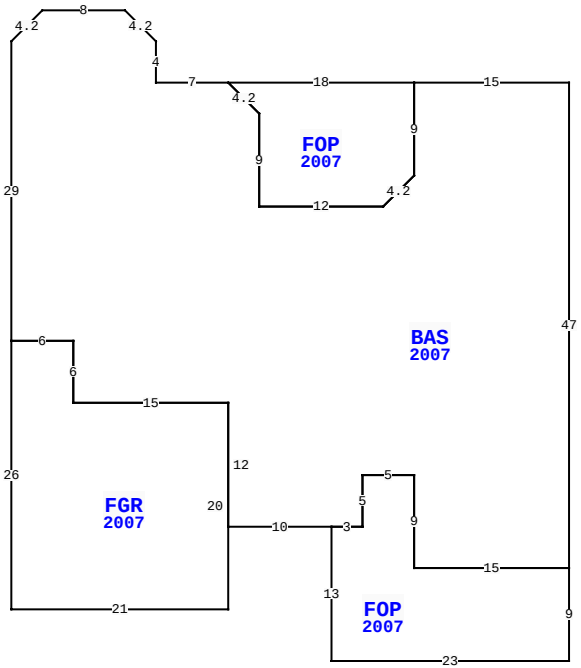
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,978	100	2007	1,978	218,887
FGR	456	55	2007	251	27,775
FOP	180	30	2007	54	5,976
FOP	264	30	2007	79	8,742
TOTALS	2,878			2,362	261,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	120.4763	120.48	284,574	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 1978 HX Base Yr 2008



86132 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		261,381
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,222
SOH/AGL Deduction		136,706
ASSESSED VALUE		183,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,794
TOTAL JUST VALUE		320,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19232	ELEC OTHER	2,000	05/01/2007
M12918	MECH OTHER	0	05/01/2007
P0611186	OTHER	0	06/01/2006
C17455	CO ISSUED	0	03/01/2006
B17455	NEW CONSTR	149,581	03/01/2006
R09103	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/0938	12/28/2007	WD	Q	I		225,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WIDENER BARRY E & P						
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] W15 FOP=[YR=2007] W18 D3 R3 S9 E12 U3 R3 N9$ S9 D3 L3 W12 N9 U3 L3 W7 N4 U3 L3 W8 D3 L3 S29
FGR=[YR=2007] S26 E21 N20 W15 N6 W6$ E6 S6 E15 S12 E10
FOP=[YR=2007] S13 E23 N9 W15 N9 W5 S5 W3$ E3 N5 E5 S9 E15 N47$.

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	0811	CONCRETE B	0	100	0	0	728.00	SF	5.20	5.20	100	2007	2007	3	87	3,293	
2	0855	CONC PAVER	0	100	21	3	63.00	SF	10.00	10.00	100	2007	2007	3	87	548	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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