LOT 121
IN OR 2017/1285
HICKORY VILLAGE #2 PB 7/120

GOFF PETER L & BRANDI MORGAN
86176 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0121-0000

BUILDING CHARACTERISTICS

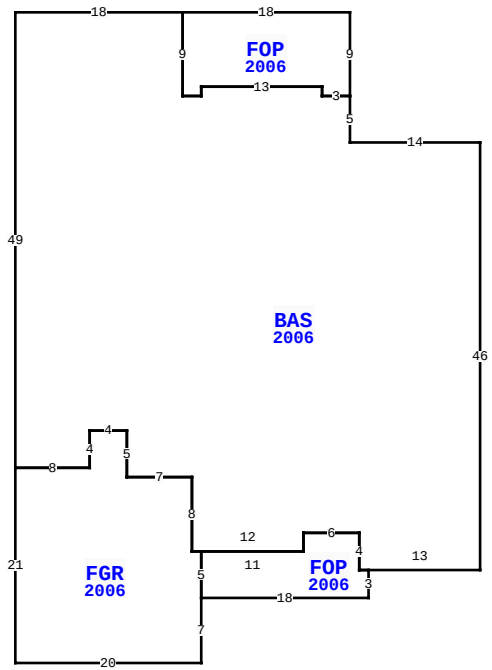
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,389	100	2006	2,389	252,678
FGR	420	55	2006	231	24,432
FOP	100	30	2006	30	3,173
FOP	149	30	2006	45	4,760
TOTALS	3,058			2,695	285,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	110.8800	116.42	313,752	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2016 Heated Area: 2389 HX Base Yr 2016



86176 EVERGREEN PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
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		285,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,044
SOH/AGL Deduction		130,814
ASSESSED VALUE		214,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,819
TOTAL JUST VALUE		345,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516557	CO ISSUED	104,214	03/01/2006
B0516557	NEW CONSTR	104,214	03/01/2006
M11237	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1285	12/02/2015	SW	Q	I	01	205,000
GRANTOR: FANNIE MAE						
GRANTEE: GOFF PETER L & BRAN						
1976/0173	4/24/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S49 FGR=[YR=2006] S21 E20 N7 FOP=[YR=2006] E18 N3 W1 N4 W6 S2 W11 S5$ N5 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS