LOT 125
HICKORY VILLAGE #1 PB 6/369

WEILAND BETHANY
86236 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0125-0000

BUILDING CHARACTERISTICS

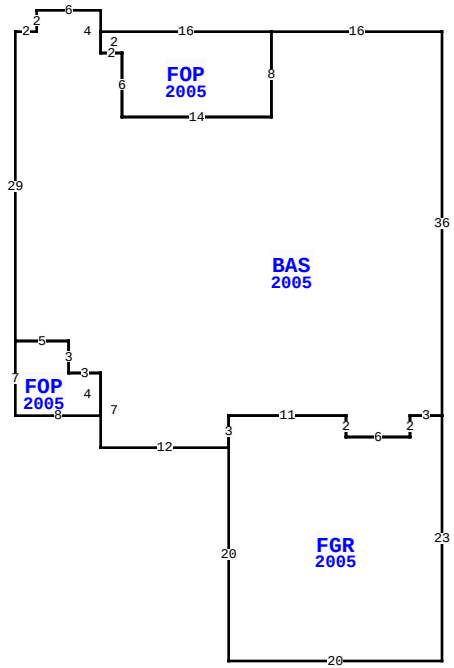
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,337	100	2005	1,337	152,145
FGR	448	55	2005	246	27,994
FOP	47	30	2005	14	1,593
FOP	116	30	2005	35	3,983
TOTALS	1,948			1,632	185,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	119.9520	125.95	205,550	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2024 Heated Area: 1337 HX Base Yr



86236 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,714
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	245,714
SOH/AGL Deduction	0
ASSESSED VALUE	245,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,714
TOTAL JUST VALUE	245,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14872	NEW CONSTR	108,856	01/31/2006
M0509699	H/AC	0	05/01/2005
E14722	ELEC OTHER	2,000	04/01/2005
P09192	OTHER	0	03/01/2005
R07402	REPAIR/RRF	3,500	03/01/2005
B14752	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1347	2/21/2023	WD	Q	I	01	290,000
GRANTOR: EVERGREEN AMELIA LLC						
GRANTEE: WEILAND BETHANY						
1520/0331	8/20/2007	WD	Q	I	06	100
GRANTOR: COBDEN ELIZABETH W TR						
GRANTEE: EVERGREEN AMELIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8$ S8 W14 N6 W2 N4 W6 S2 W2 S29 FOP=[YR=2005] S7 E8 N4 W3 N3 W5$ E5 S3 E3 S7 E12 FGR=[YR=2005] S20 E20 N23 W3 S2 W6 N2 W11 S3$ N3 E11 S2 E6 N2 E3 N36$.

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	0	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