LOT 130
HICKORY VILLAGE #1 PB 6/369

EGGIMAN DEBRA JEAN
86342 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

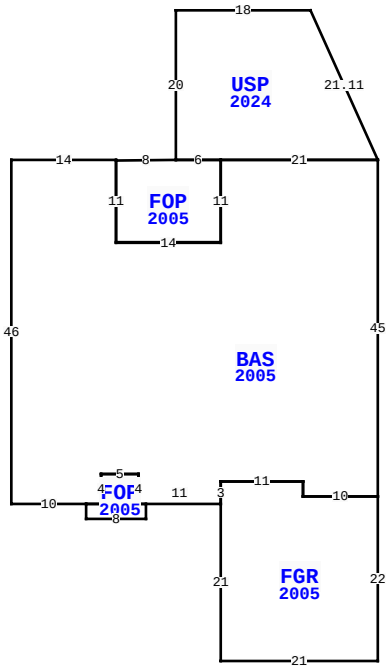
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,037	100	2005	2,037	211,152
FGR	484	55	2005	266	27,573
FOP	36	30	2005	11	1,140
FOP	156	30	2005	47	4,872
USP	450	30	2024	135	13,994
TOTALS	3,163			2,496	258,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	109.2672	114.73	286,366	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2024 Heated Area: 2037 HX Base Yr 2024



86342 EVERGREEN PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,732
TOTAL MARKET OB/XF VALUE		10,411
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		329,143
SOH/AGL Deduction		0
ASSESSED VALUE		329,143
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,732
TOTAL JUST VALUE		329,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017967	ADDITION	33,240	12/07/2022
M09440	MECH OTHER	0	03/01/2005
P09036	OTHER	0	02/01/2005
E0514125	ELEC OTHER	2,000	02/01/2005
R046945	REPAIR/RRF	1,500	12/01/2004
B0414167	NEW CONSTR	185,968	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1920	10/04/2021	WD	Q	I	02	282,500
GRANTOR: PORTER ANN						
GRANTEE: EGGIMAN DEBRA JEAN						
1341/0972	8/12/2005	WD	Q	I		187,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: PORTER ANN						

BUILDING NOTES

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	2005	2005	3	87	3,045	
3	0911	SCRN RM A	0	100	0	0	440.00	SF	18.00	18.00	100	2024	2023		93	7,366	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W21 S11 W14 N11 W14 S46 E10 E2 N4 E5 S4 E11 N3 E11 S2 E10 N45 $
FGR=[YR=2005;ORIG=-21,46] S21 E21 N22 W10 N2 W11 S3 $
USP=[YR=2024;ORIG=-27,-20] S20 E6 E21 U20L9 W18 $
FOP=[YR=2005;ORIG=-21,0] W6 D0.1L8 S11 E14 N11 $
FOP=[YR=2005;ORIG=-39,46] S2 E8 N2 W1 N4 W5 S4 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,411

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 04/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS