LOT 132
IN OR 1424/532
HICKORY VILLAGE #1 PB 6/369

SHIVER JOSEPH D & JENNIE
86358 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0132-0000

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	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

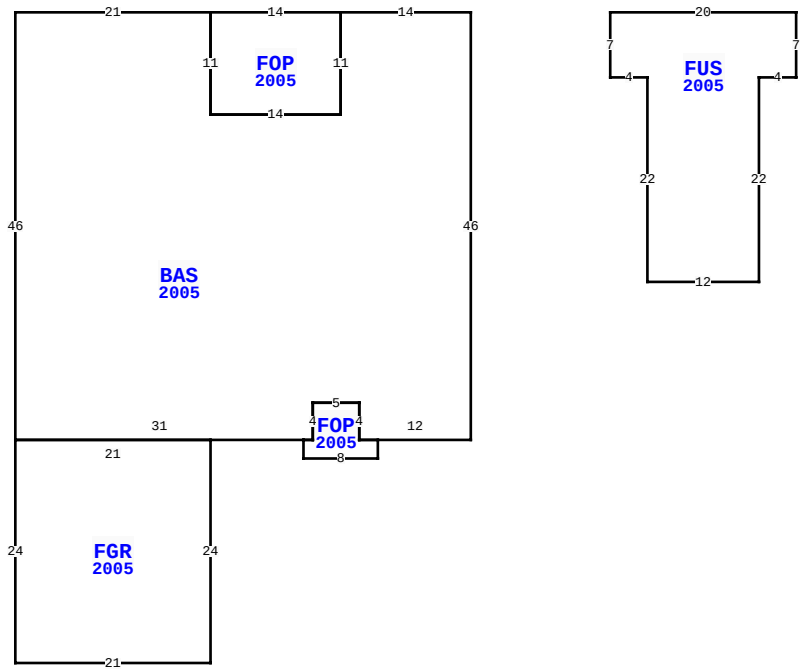
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2005	2,080	216,813
FGR	504	55	2005	277	28,873
FOP	36	30	2005	11	1,147
FOP	154	30	2005	46	4,795
FUS	404	100	2005	404	42,111
TOTALS	3,178			2,818	293,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	109.8720	115.37	325,113	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2017 Heated Area: 2484 HX Base Yr 2017



86358 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		293,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,740
SOH/AGL Deduction		107,247
ASSESSED VALUE		246,493
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		190,082
TOTAL JUST VALUE		353,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14616	ELEC OTHER	2,000	03/01/2005
M09441	MECH OTHER	0	03/01/2005
P09041	OTHER	0	02/01/2005
R0507059	REPAIR/RRF	1,500	02/01/2005
B0514311	NEW CONSTR	210,347	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0532	6/28/2006	WD	Q	I		269,500
GRANTOR: DOVE KENNETH M & ARLE						
GRANTEE: SHIVER JOSEPH D & J						
1337/1526	8/01/2005	WD	Q	I		210,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DOVE KENNETH M & AR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W14 S11 E14 N11$ S11 W14 N11 W21 S46 FGR=[YR=2005] S24 E21 N24 W21$ E31 FOP=[YR=2005] S2 E8 N2 W2 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N46$ PTR= E15 FUS=[YR=2005] E20 S7 W4 S22 W12 N22 W4 N7$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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