LOT 135
HICKORY VILLAGE #1 PB 6/369

**POMMERENING TINA/LITTLE SHANNON D**
86355 EVERGREEN PL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0135-0000**

## 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 | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

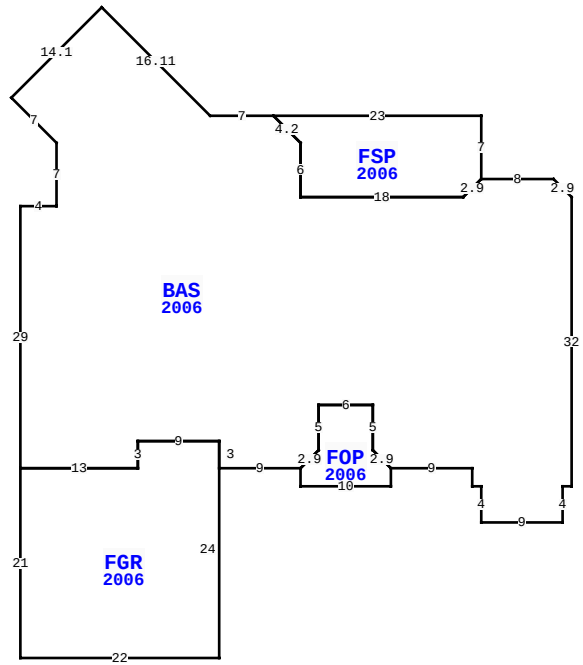
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4047.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,214 | 100 | 2006 | 2,214 | 234,170 |
| FGR | 489 | 55 | 2006 | 269 | 28,451 |
| FOP | 66 | 30 | 2006 | 20 | 2,115 |
| FSP | 183 | 40 | 2006 | 73 | 7,721 |
| TOTALS | 2,952 | | | 2,576 | 272,457 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,576 | 110.8800 | 116.42 | 299,898 | 2006 | 2006 | 0 | 0 | 0 | 9.15 | 90.85 |

1 SINGLE FAM 100% - 2022 Heated Area: 2214 HX Base Yr 2022




86355 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 | | 272,457 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 332,457 |
| SOH/AGL Deduction | | 112,264 |
| ASSESSED VALUE | | 220,193 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 168,782 |
| TOTAL JUST VALUE | | 332,457 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 345,414 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14989 | NEW CONSTR | 170,429 | 02/27/2006 |
| M0509929 | H/AC | 0 | 06/01/2005 |
| E0514967 | ELEC OTHER | 2,000 | 05/01/2005 |
| P0509448 | OTHER | 0 | 05/01/2005 |
| R07454 | REPAIR/RRF | 3,500 | 04/01/2005 |
| B14815 | NEW CONSTR | 3,500 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2518/0431 | 11/21/2021 | QC | U | I | 11 | 100 |
| GRANTOR: POMMERENING CARL E II | | | | | | |
| GRANTEE: POMMERENING TINA & | | | | | | |
| 1410/0695 | 5/08/2006 | WD | Q | I | | 238,800 |
| GRANTOR: COPPENBARGER HOMES | | | | | | |
| GRANTEE: POMMERENING CARL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W8 FSP=[YR=2006] N7 W23 D3 R3 S6 E18 U2 R2 $ L2 D2 W18 N6 L3 U3 W7 U12 L12 L10 D10 D5 R5 S7 W4 S29 FGR=[YR=2006] S21 E22 N24 W9 S3 W13$ E13 N3 E9 S3 E9 FOP=[YR=2006] S2 E10 N2 L2 U2 N5 W6 S5 D2 L2 $ R2 U2 N5 E6 S5 D2 R2 E9 S2 E1 S4 E9 N4 E1 N32$.

## 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