LOT 143
HICKORY VILLAGE #1 PB 6/369

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-435H-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

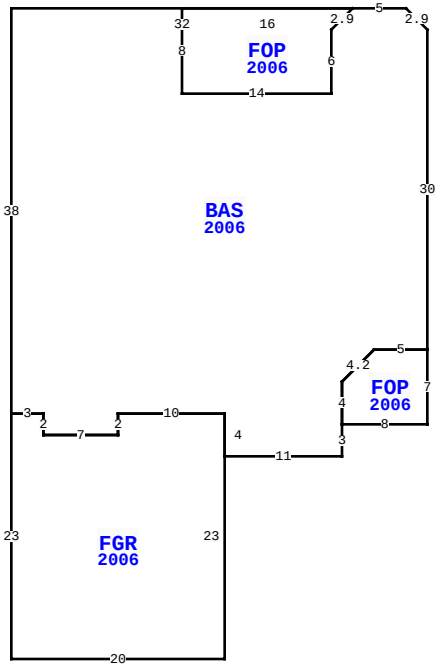
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,495	100	2006	1,495	172,207
FGR	446	55	2006	245	28,222
FOP	52	30	2006	16	1,843
FOP	114	30	2006	34	3,917
TOTALS	2,107			1,790	206,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	120.7500	126.79	226,954	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 2024 Heated Area: 1495 HX Base Yr



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

86275 EVERGREEN PL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,188
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	266,188
SOH/AGL Deduction	0
ASSESSED VALUE	266,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,188
TOTAL JUST VALUE	266,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10011	MECH OTHER	0	07/01/2005
E14723	ELEC OTHER	2,000	04/01/2005
C14873	CO ISSUED	108,856	03/01/2005
P09191	OTHER	0	03/01/2005
R07403	REPAIR/RRF	3,500	03/01/2005
B14758	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0109	3/03/2023	SW	U	I	37	258,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: PROGRESS JACKSONVIL						
2617/1618	1/26/2023	CT	U	I	18	208,100
GRANTOR: CLERK OF COURT						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L2 U2 W5 FOP=[YR=2006] D2 L2 S6 W14 N8 E16$ W32 S38 FGR=[YR=2006] S23 E20 N23 W10 S2 W7 N2 W3$ E3 S2 E7 N2 E10 S4 E11 N3 FOP=[YR=2006] E8 N7 W5 D3 L3 S4$ N4 R3 U3 E5 N30$.

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