LOT 151
HICKORY VILLAGE #2 PB 7/120

DEPIERRO TIMOTHY/MAFFEO KIMBERLEE H
86155 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0151-0000

BUILDING CHARACTERISTICS

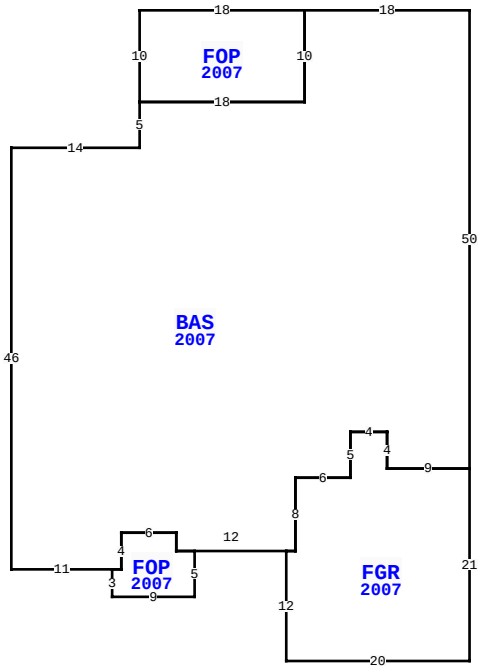
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,391	100	2007	2,391	254,282
FGR	421	55	2007	232	24,673
FOP	55	30	2007	16	1,702
FOP	180	30	2007	54	5,743
TOTALS	3,047			2,693	286,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	110.8800	116.42	313,519	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2022 Heated Area: 2391 HX Base Yr 2022



86155 EVERGREEN PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	08/07/2007	JM	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		286,400
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		348,180
SOH/AGL Deduction		132,589
ASSESSED VALUE		215,591
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,180
TOTAL JUST VALUE		348,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18794	ELEC OTHER	2,000	02/01/2007
M12459	MECH OTHER	0	02/01/2007
P11997	OTHER	0	01/01/2007
C19231	CO ISSUED	0	12/01/2006
B19231	NEW CONSTR	200,772	12/01/2006
R09977	REPAIR/RRF	3,900	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0476	8/23/2021	WD	Q	I	01	333,000
GRANTOR: ZILLOW HOME PROPERTY						
GRANTEE: DEPIERRO TIMOTHY &						
2459/1079	5/04/2021	WD	U	I	37	313,500
GRANTOR: PARKS MACHESTEA S & C						
GRANTEE: ZILLOW HOME PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10$ S10 W18 S5 W14 S46 E11 FOP=[YR=2007] S3 E9 N5 W2 N2 W6 S4 W1$ E1 N4 E6 S2 E12 FGR=[YR=2007] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1$ E1 N8 E6 N5 E4 S4 E9 N50$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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