LOT 153
HICKORY VILLAGE #2 PB 7/120

CANNON JUDY JOHNS L/E/
86125 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

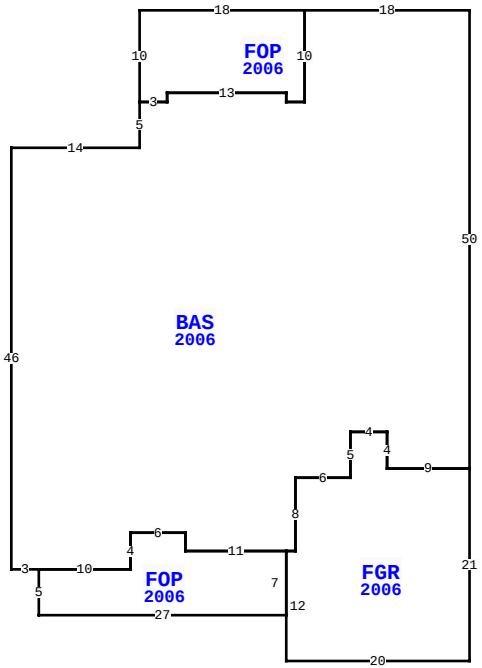
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2006	2,406	251,682
FGR	421	55	2006	232	24,269
FOP	167	30	2006	50	5,231
FOP	181	30	2006	54	5,649
TOTALS	3,175			2,742	286,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.8720	115.37	316,345	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2014 Heated Area: 2406 HX Base Yr 2014



86125 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		286,830
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		348,590
SOH/AGL Deduction		159,925
ASSESSED VALUE		188,665
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		132,254
TOTAL JUST VALUE		348,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008812	REPAIR/RRF	0	10/14/2020
B17451	NEW CONSTR	175,050	12/01/2006
C17451	CO ISSUED	175,050	07/01/2006
E17673	ELEC OTHER	2,000	07/01/2006
M11719	MECH OTHER	0	07/01/2006
P11063	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/1423	11/18/2025	LE	U	I	11	100
GRANTOR: CANNON JUDY JOHNS L/E						
GRANTEE: SLOAN JANINA TAMARA						
1888/0315	10/18/2013	SW	Q	I	02	170,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: CANNON ARTHUR EUGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E3 N1 E13 S1 E2 N10$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2006] S5 E27 N7 W11 N2 W6 S4 W10$ E10 N4 E6 S2 E11 FGR=[YR=2006] 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	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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