LOT 157
HICKORY VILLAGE #2 PB 7/120

BOOKER WILLIAM DEREK & LINDSAY CAROLINE
86081 EVERGREEN PL
YULEE, FL 32097

2026

42-2N-27-435H-0157-0000

BUILDING CHARACTERISTICS

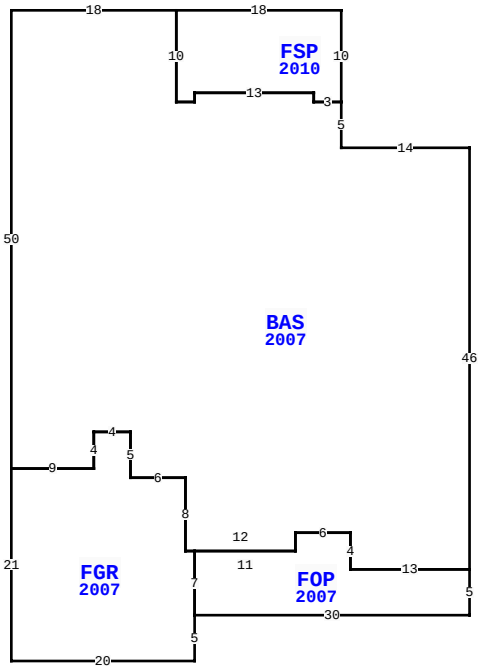
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,406	100	2007	2,406	262,625
FGR	421	55	2007	232	25,324
FOP	196	30	2007	59	6,440
FSP	167	40	2010	67	7,313
TOTALS	3,190			2,764	301,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	113.8032	119.49	330,270	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2022 Heated Area: 2406 HX Base Yr 2022



86081 EVERGREEN PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	08/08/2007	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		301,702
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		406,702
SOH/AGL Deduction		62,707
ASSESSED VALUE		343,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,584
TOTAL JUST VALUE		406,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429182	SWIM POOL	20,000	08/01/2014
B23433	REMODEL	1,350	03/01/2010
M12739	MECH OTHER	0	03/01/2007
E18845	ELEC OTHER	2,000	02/01/2007
P11998	OTHER	0	01/01/2007
C19142	CO ISSUED	209,814	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0874	5/24/2021	WD	Q	I	01	362,000
GRANTOR: HENSON ROBERT & TINA						
GRANTEE: BOOKER WILLIAM DERE						
1514/0219	7/23/2007	WD	Q	I	01	275,800
GRANTOR: COPPENBARGER HOMES						
GRANTEE: HENSON ROBERT & TIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FSP=[YR=2010] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N5 FOP=[YR=2007] E30 N5 W13 N4 W6 S2 W11 S7$ N7 W1 N8 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N 46$.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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