LOT 171
IN OR 1450/1252
HICKORY VILLAGE #2 PB 7/120

RHODES MATTHEW L & STEPHANIE L
86030 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0171-0000

BUILDING CHARACTERISTICS

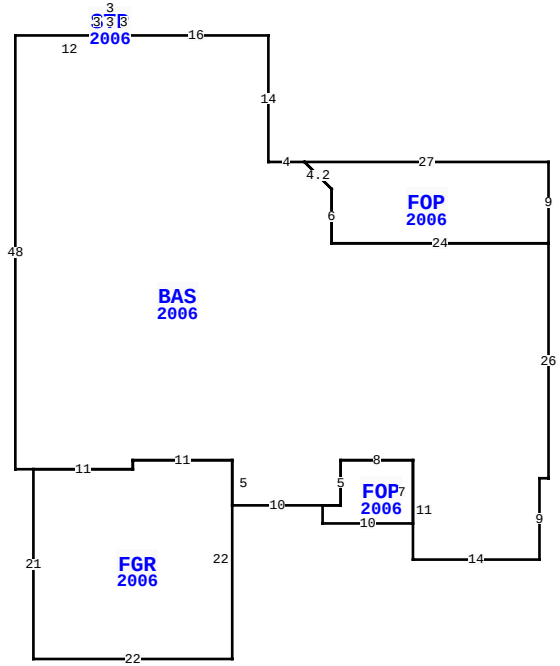
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,348	100	2006	2,348	248,342
FGR	473	55	2006	260	27,499
FOP	60	30	2006	18	1,904
FOP	221	30	2006	66	6,981
STP	9	10	2006	1	105
TOTALS	3,111			2,693	284,832

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	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2008 Heated Area: 2348 HX Base Yr 2008



86030 EVERGREEN PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		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		284,832
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,912
SOH/AGL Deduction		153,355
ASSESSED VALUE		194,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,146
TOTAL JUST VALUE		347,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26004993	RES IN GROUND SWI	98,616	05/08/2026
B0516682	NEW CONSTR	175,264	07/17/2006
C0516682	CO ISSUED	175,264	03/01/2006
B0516682	NEW CONSTR	175,264	03/01/2006
M11238	MECH OTHER	0	03/01/2006
B0516486	NEW CONSTR	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1252	10/09/2006	WD	Q	I		255,400
GRANTOR: COPPENBARGER HOMES						
GRANTEE: RHODES MATTHEW L &						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W27 BAS=[YR=2006] W4 N14 W16 STP=[YR=2006] N3 W3 S3 E3$ W12 S48 E2 FGR=[YR=2006] S21 E22 N22 W11 S1 W11$ E11 N1 E11 S5 E10 FOP=[YR=2006] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S11 E14 N9 E1 N26 W24 N6 L3 U3 $ D3 R3 S6 E24 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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