LOT 173
IN OR 1591/1389
HICKORY VILLAGE #2 PB 7/120

PECK CHARLES N
86100 EVERGREEN PLACE
YULEE, FL 32097

**2026**

**42-2N-27-435H-0173-0000**

## BUILDING CHARACTERISTICS

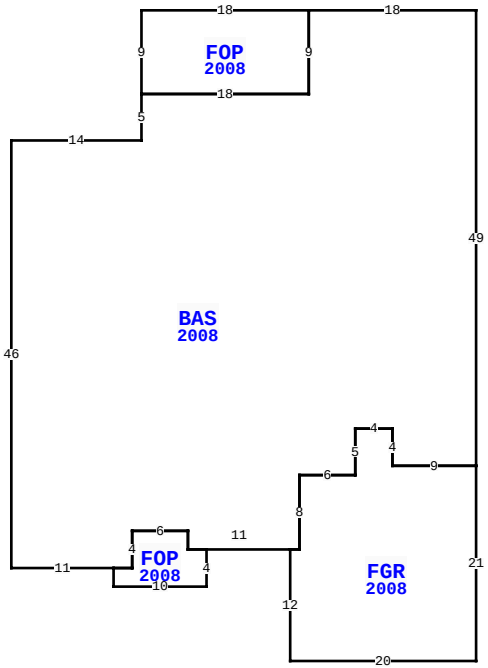
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 2,375 | 100 | 2008 | 2,375 | 253,963 |
| FGR | 421 | 55 | 2008 | 232 | 24,808 |
| FOP | 48 | 30 | 2008 | 14 | 1,497 |
| FOP | 162 | 30 | 2008 | 49 | 5,240 |
| TOTALS | 3,006 | | | 2,670 | 285,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,670 | 110.8800 | 116.42 | 310,841 | 2008 | 2008 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM 0% - 2026 Heated Area: 2375 HX Base Yr




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

86100 EVERGREEN PL, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 285,507 |
| TOTAL MARKET OB/XF VALUE | 3,150 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 348,657 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 348,657 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 348,657 |
| TOTAL JUST VALUE | 348,657 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 361,126 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21296 | CO ISSUED | 0 | 09/26/2008 |
| B21933 | XFOB | 3,500 | 09/01/2008 |
| E20870 | ELEC OTHER | 2,000 | 06/01/2008 |
| M13919 | MECH OTHER | 0 | 06/01/2008 |
| P13157 | OTHER | 0 | 04/01/2008 |
| R11180 | REPAIR/RRF | 2,000 | 04/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1591/1389 | 11/03/2008 | WD | Q | I | | 202,300 |
| GRANTOR: STANDARD PACIFIC OF J | | | | | | |
| GRANTEE: PECK CHARLES N & MO | | | | | | |
| 1341/1627 | 8/15/2005 | WD | U | V | 19 | 2,400,000 |
| GRANTOR: MARSH CREEK DEVELOPME | | | | | | |
| GRANTEE: COPPENBARGER HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] W18 S9 E18 N9$ S9 W18 S5 W14 S46 E11 FOP=[YR=2008] S2 E10 N4 W2 N2 W6 S4 W2$ E2 N4 E6 S2 E11 FGR=[YR=2008] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1$ E1 N8 E6 N5 E4 S4 E9 N49$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2008 | 2008 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,150

| 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