LOT 174
IN OR 1510/1716
HICKORY VILLAGE #2 PB 7/120

ROBBINS MARY ANN
86118 EVERGREEN PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0174-0000

BUILDING CHARACTERISTICS

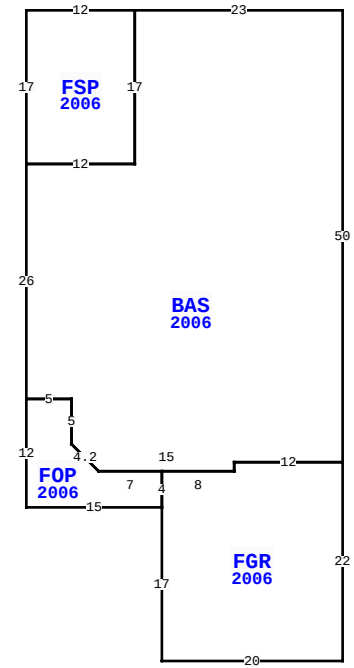
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,525	100	2006	1,525	164,662
FGR	432	55	2006	238	25,698
FOP	105	30	2006	32	3,455
FSP	204	40	2006	82	8,854
TOTALS	2,266			1,877	202,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	113.1900	118.85	223,081	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2008 Heated Area: 1525 HX Base Yr 2008



86118 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		202,669
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		262,669
SOH/AGL Deduction		113,762
ASSESSED VALUE		148,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,496
TOTAL JUST VALUE		262,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16337	CO ISSUED	0	01/01/2006
B16337	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1716	7/09/2007	WD	Q	I		210,000
GRANTOR: DUFAULT KENT S						
GRANTEE: EFFLER MARY ANN						
1420/1562	6/16/2006	WD	Q	I		193,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DUFAULT KENT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W12 S17 E12 N17$ S17 W12 S26
FOP=[YR=2006] S12 E15 FGR=[YR=2006] S17 E20 N22 W12 S1 W8
S4$ N4 W7 L3 U3 N5 W5$ E5 S5 D3 R3 E15 N1 E12 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

LAND DESCRIPTION

TOTAL OB/XF 0

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