



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

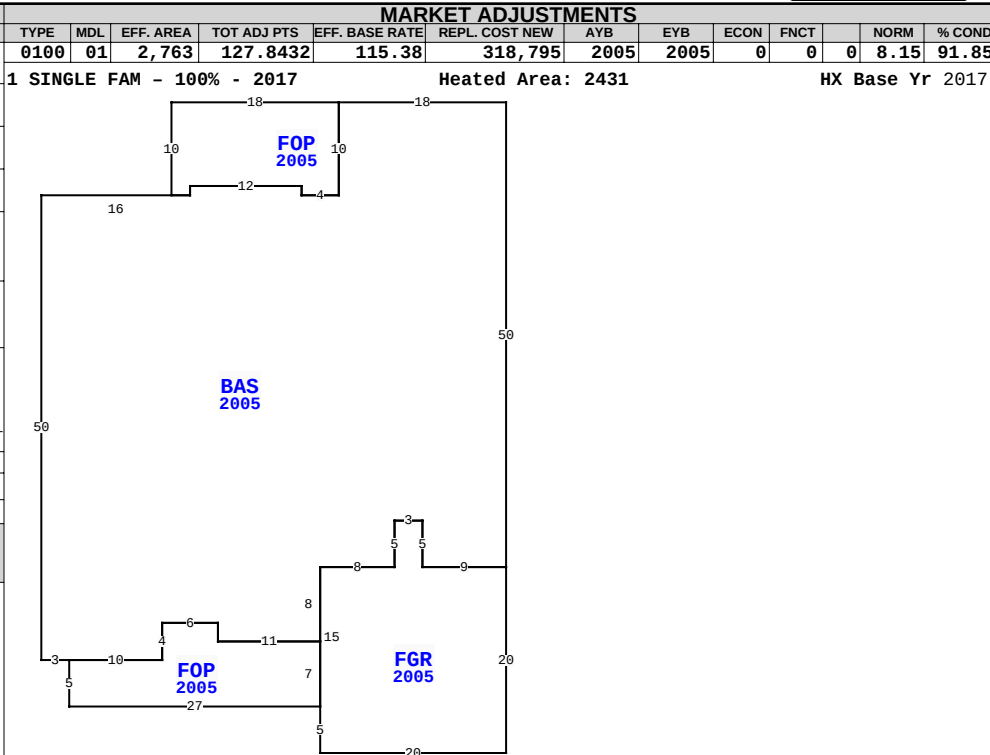
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100	2,431	257,629
FGR	415	55	228	24,163
FOP	168	30	50	5,299
FOP	181	30	54	5,723

TOTALS	3,195		2,763	292,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	
3	0476	VF 6 SBPL	0 100	0	0	182.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
5	0811	CONCRETE B	0 100	0	0	751.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00



86130 RED HOLLY PL, YULEE

BLD DATE	03/14/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2005	2005	3	90	3,150	
10.00	100	2005	2005	3	87	574	
32.00	100	2005	2005	3	69	4,019	
300.00	100	2005	2005	3	69	414	
5.20	100	2005	2005	3	87	3,398	

TOTAL OB/XF									
11,555									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292, 813	
TOTAL MARKET OB/XF VALUE		11, 555	
TOTAL LAND VALUE - MARKET		55, 000	
TOTAL MARKET VALUE		359, 368	
SOH/AGL Deduction		120, 202	
ASSESSED VALUE		239, 166	
TOTAL EXEMPTION VALUE		HX HB VX	55, 000
BASE TAXABLE VALUE		184, 166	
TOTAL JUST VALUE		359, 368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290, 263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14385	ELEC OTHER	2,000	02/01/2005
M0509131	MECH OTHER	0	02/01/2005
B0413622	NEW CONSTR	177,808	09/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0324	8/27/2021	QC	U	I	11	100
GRANTOR: CANEUP REBECCA S						
GRANTEE: CANEUP BRUCE						
2079/1938	10/21/2016	WD	Q	I	01	260,000
GRANTOR: KICKLIGHTER DAVID S &						
GRANTEE: CANEUP BRUCE & REBE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E2 N1 E12 S1 E4 N10\$ S10 W4 N1 W12 S1 W16 S50 E3 FOP=[YR=2005] S5 E27 FGR=[YR=2005] S5 E20 N20 W9 N5 W3 S5 W8 S15\$ N7 W11 N2 W6 S4 W10\$ E10 N4 E6 S2 E11 N8 E8 N5 E3 S5 E9 N50\$.									