



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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,423	100	2,423	235,038
FGR	404	55	222	21,534
FOP	137	30	41	3,977
FOP	181	30	54	5,238
FUS	432	100	432	41,906
TOTALS	3,577		3,172	307,693

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	26	3	78.00	SF	10.00	
2	0811	CONCRETE B	0 100	0	0	976.00	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,172	117.0148	105.61	334,995	2005	2005	0	0
1 SINGLE FAM - 100% - 2006									
Heated Area: 2855									
HX Base Yr 2006									
BLD DATE	03/14/2023						NW	LGL DATE	
XF DATE								LAND DATE	
INC DATE								AG DATE	

86131 RED HOLLY PL, YULEE

TOTAL OB/XF									
5,094									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
307,693									
TOTAL MARKET OB/XF VALUE									
55,094									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
367,787									
SOH/AGL Deduction									
115,977									
ASSESSED VALUE									
251,810									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
201,810									
TOTAL JUST VALUE									
367,787									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
298,958									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14386	ELEC OTHER	2,000	02/01/2005
M0509134	MECH OTHER	0	02/01/2005
B0413429	NEW CONSTR	196,508	08/01/2004
B046530	REPAIR/RRF	3,500	08/01/2004
P0408422	NEW CONSTR	0	08/01/2004
B0413327	NEW CONSTR	3,500	07/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1851	2/14/2022	WD	U	I	11	100	
GRANTOR:WILLIAMS DAWN A							
GRANTEE:WILLIAMS DAWN ALEXA							
2522/1096	12/13/2021	QC	U	I	11	15,000	
GRANTOR:WILLIAMS JEFFREY C &							
GRANTEE:WILLIAMS DAWN A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W15 S9 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2005] S5 E27 FGR=[YR=2005] S5 E20 N20 W10 N4 W3 S4 W6 S8 W1 S7\$ N7 W11 N2 W6 S4 W10\$ E10 N4 E6 S2 E12 N8 E6 N4 E3 S4 E10 N51\$ PTR=E15 FUS=[YR=2005] E20 S28 W4 N8 W16 N20\$ W15\$.									