

LOT 107
IN OR 1376/464
HICKORY VILLAGE #3 PB 6/372

COBB RICHARD G SR & LINDA G
86115 RED HOLLY PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0107-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 70	0100	01	2,713	123.6480	111.59	302,744	2005	2005	0	0	0	8.15	91.85	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2006													Heated Area: 2401														
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2006														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	12	HARDWOOD 40																												
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	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	2,401	100	2,401	246,092																										
FGR	417	55	229	23,471																										
FOP	111	30	33	3,382																										
FOP	168	30	50	5,125																										
TOTALS	3,097		2,713	278,070																										
EXTRA FEATURES															86115 RED HOLLY PL, YULEE															
L N	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	0855	CONC PAVER	0 100	24	3	72.00	SF	7.00	7.00	100	2005	2005	3	87	438															
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2005	2005	3	87	3,058															
3	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2006	2006	3	31	1,302															
4	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2006	2006	3	48	461															
5	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	85.00	100	2008	2008	3	56	14,851															
6	0910	SCRN RM L	0 100	0	0	656.00	SF	15.00	15.00	100	2008	2008	3	40	3,936															
7	0845	KOOL DECK	0 100	0	0	412.00	SF	7.25	7.25	100	2008	2008	3	90	2,688															
TOTAL OB/XF 26,734																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000													
REVIEW DATE 06/06/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														