



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	247	25,605
BAS	2,187	100	2,187	226,713
FEP	413	80	330	34,209
FGR	241	55	133	13,787
FGR	476	55	262	27,160
FOP	36	30	11	1,140
FOP	36	30	11	1,140
FOP	70	30	21	2,177

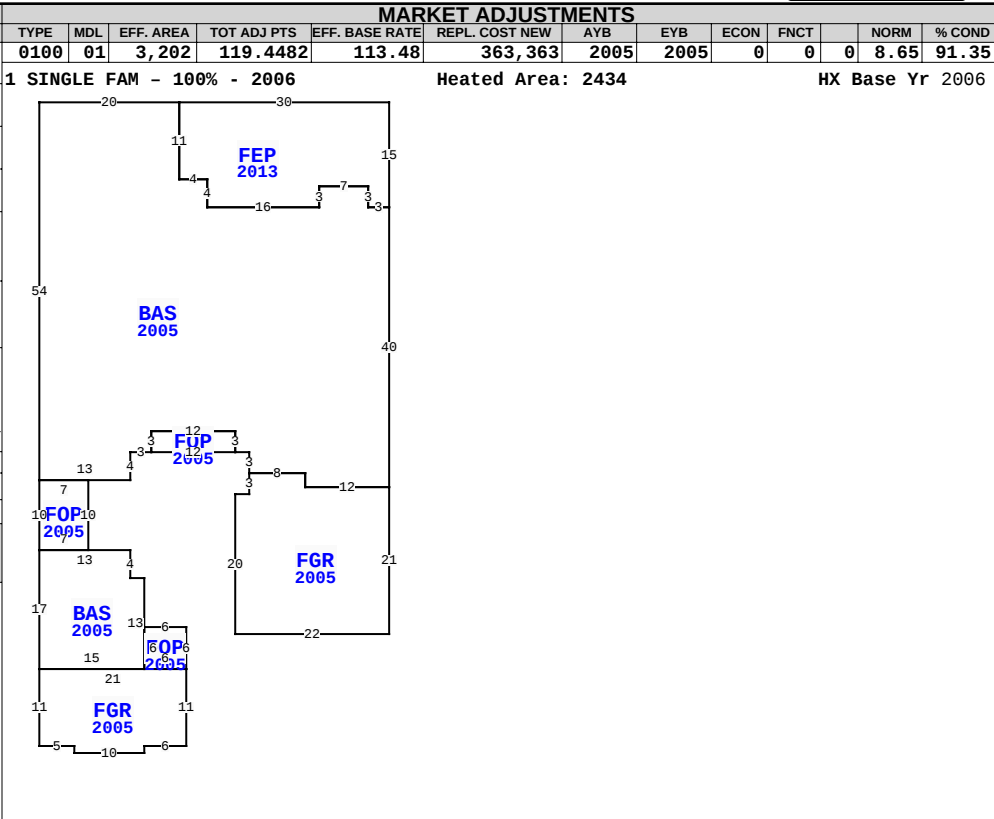
TOTALS	3,706		3,202	331,932
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EXTRA FEATURES

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	
5	0476	VF 6 SBPL	0	100	0	0	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86036 RED HOLLY PL, YULEE

TOTAL OB/XF																14,528									
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		331,932	
TOTAL MARKET OB/XF VALUE		14,528	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		401,460	
SOH/AGL Deduction		184,446	
ASSESSED VALUE		217,014	
TOTAL EXEMPTION VALUE		HX HB DX SX	
BASE TAXABLE VALUE		112,014	
TOTAL JUST VALUE		401,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327570	REMODEL	19,450	08/01/2013
B14570	NEW CONSTR	190,039	01/06/2006
M0509705	H/AC	0	05/01/2005
E14452	ELEC OTHER	2,000	02/01/2005
R07238	REPAIR/RRF	3,500	02/01/2005
P0508984	OTHER	0	02/01/2005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327570	REMODEL	19, 450	08/01/2013
B14570	NEW CONSTR	190, 039	01/06/2006
M0509705	H/AC	0	05/01/2005
E14452	ELEC OTHER	2, 000	02/01/2005
R07238	REPAIR/RRF	3, 500	02/01/2005
P0508984	OTHER	0	02/01/2005

BUILDING NOTES						
BUILDING DIMENSIONS						
FEP=[YR=2013] W30 BAS=[YR=2005] W20 S54 FOP=[YR=2005] S10						
BAS=[YR=2005] S17 FGR=[YR=2005] S11 E5 S1 E10 N1 E6 N11						
FOP=[YR=2005] N6 W6 S6 E6\$ W21\$ E15 N13 W2 N4 W13\$ E7 N10 W7\$						
E13 N4 E3 FOP=[YR=2005] E12 N3 W12 S3\$ N3 E12 S3 E2 S3						
FGR=[YR=2005] S3 W2 S20 E22 N21 W12 N2 W8\$ E8 S2 E12 N40 W3						
N3 W7 S3 W16 N4 W4 N11\$ S11 E4 S4 E16 N3 E7 S3 E3 N15\$.						