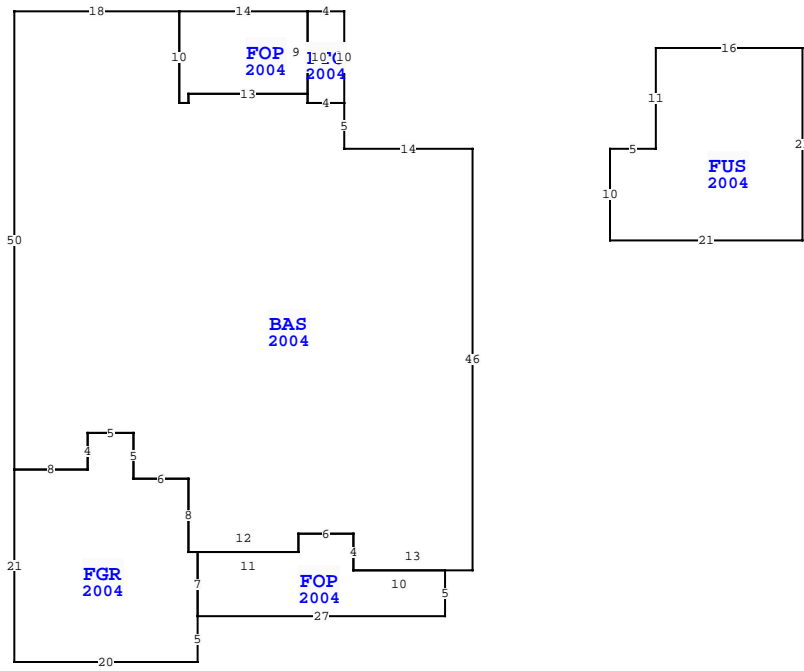




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,402 100 2,402 236,880
FGR	425 55 234 23,077
FOP	127 30 38 3,748
FOP	181 30 54 5,326
FUS	386 100 386 38,066
PTO	40 5 2 197
TOTALS	3,561 3,116 307,293

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,116	114.2640	108.55	338,242	2004	2004	0	0	0	9.15	90.85
1 SINGLE FAM - 0% - 2024 Heated Area: 2788 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		307,293	
TOTAL LAND VALUE - MARKET		6,068	
TOTAL MARKET VALUE		55,000	
SOH/AGL Deduction		368,361	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		368,361	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		368,361	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		354,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1565	4/28/2023	WD	U	I	30	412,000
GRANTOR: KIPP ZELDA M &						
GRANTEE: KIPP RUSSELL EUGENE						
1929/0727	7/24/2014	WD	Q	I	01	230,000
GRANTOR: MCDONALD MARK J & HOL						
GRANTEE: KIPP ZELDA M & SHAR						

EXTRA FEATURES																
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	0811	CONCRETE B	0	0	0	684.00	SF	5.20	5.20	100	2004	2004	3	84	2,988	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
86062 RED HOLLY PL, YULEE																
BLD DATE 03/14/2023 NW LGL DATE																
XF DATE LAND DATE																
INC DATE AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W14 N5 PTO=[YR=2004] N10 W4 FOP=[YR=2004] W14 S10 E1 N1 E13 N9\$ S10 E4\$ W4 N1 W13 S1 W1 N10 W18 S50	
FGR=[YR=2004] S21 E20 N5 FOP=[YR=2004] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W5 S4 W8\$ E8 N4 E5 S5 E6 S8 E12 N2 E6 S4 E13 N46\$ PTR=E15 FUS=[YR=2004] E5 N11 E16 S21 W21 N10 \$ W15\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								