LOT 98
IN OR 1220/1975
HICKORY VILLAGE #3 PB 6/372

MURRAY JAMES D & ELLEN H
86080 RED HOLLY PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

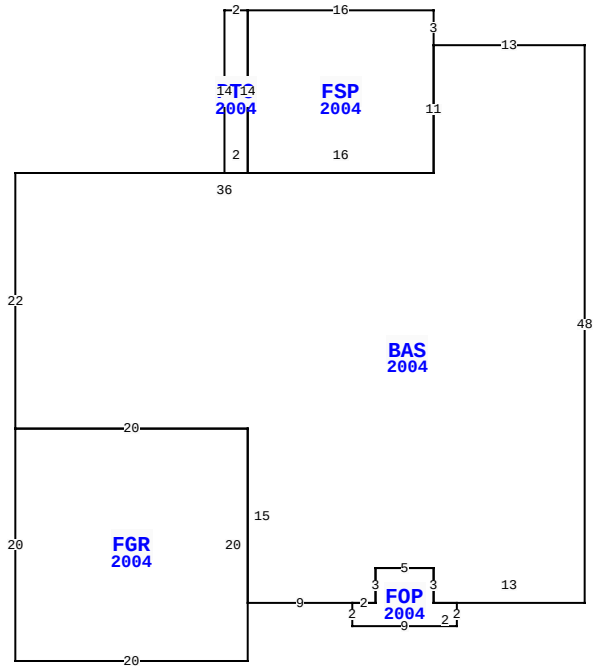
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,641	100	1,641	173,982
FGR	400	55	220	23,325
FOP	33	30	10	1,060
FSP	224	40	90	9,542
PTO	28	5	1	106
TOTALS	2,326		1,962	208,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	122.8430	116.70	228,965	2004	2004	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2005 Heated Area: 1641 HX Base Yr 2005



86080 RED HOLLY PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,015
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,295
SOH/AGL Deduction		122,908
ASSESSED VALUE		143,387
TOTAL EXEMPTION VALUE	HX HB DX SX	105,000
BASE TAXABLE VALUE		38,387
TOTAL JUST VALUE		266,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413173	ADDITION	5,980	07/01/2004
B0312032	NEW CONSTR	136,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1220/1975	4/08/2004	WD	Q	I		143,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: MURRAY JAMES D & EL						
1187/1676	11/12/2003	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2004] N3 W16 PTO=[YR=2004] W2 S14 E2 N14$ S14 E16 N11$ S11 W36 S22 FGR=[YR=2004] S20 E20 N20 W20$ E20 S15 E9 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

EXTRA FEATURES

LN	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	100	0	0	751.00	SF	5.20	5.20	100	2004	2004	3	84	3,280	

LAND DESCRIPTION

TOTAL OB/XF 3,280

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS