LOT 99
HICKORY VILLAGE #3 PB 6/372

KEELE JACOB M & CYNTHIA L
86096 RED HOLLY PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

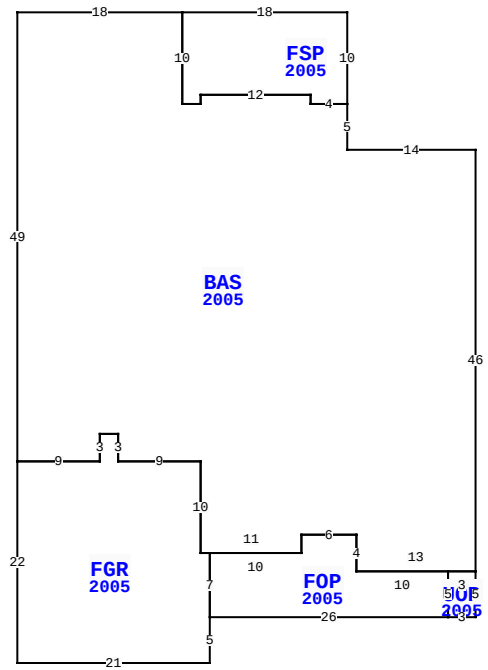
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,380	100	2,380	256,743
FGR	458	55	252	27,185
FOP	174	30	52	5,610
FSP	168	40	67	7,228
UOP	15	20	3	323
TOTALS	3,195		2,754	297,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	124.3104	118.09	325,220	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2380 HX Base Yr 2023



86096 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		297,088
TOTAL MARKET OB/XF VALUE		6,007
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,095
SOH/AGL Deduction		2,883
ASSESSED VALUE		355,212
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,212
TOTAL JUST VALUE		358,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19658	REMODEL	1,400	03/01/2007
M09327	MECH OTHER	0	02/01/2005
P0408805	OTHER	0	12/01/2004
E0413982	ELEC OTHER	2,000	12/01/2004
B0414012	FOUNDATION	3,500	11/01/2004
B0414113	NEW CONSTR	174,200	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0332	7/29/2022	WD	Q	I	01	415,000
GRANTOR: CAMILLERI MICHAEL J						
GRANTEE: KEELE JACOB M & CYN						
1522/1112	8/30/2007	WD	Q	I		291,000
GRANTOR: SIMS JORDON C & MEGAN						
GRANTEE: CAMILLERI MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N5 FSP=[YR=2005] N10 W18 S10 E2 N1 E12 S1 E4 $ W4 N1 W12 S1 W2 N10 W18 S49 FGR=[YR=2005] S22 E21 N5 FOP=[YR=2005] E26 UOP=[YR=2005] E3 N5 W3 S5 $ N5 W10 N4 W6 S2 W10 S7 $ N7 W1 N10 W9 N3 W2 S3 W9 $ E9 N3 E2 S3 E9 S10 E11 N2 E6 S 4 E13 N46 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00	100	2005	2005	3	86	560	
3	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2005	2005	3	86	3,667	

LAND DESCRIPTION

TOTAL OB/XF 6,007

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