

LOT 100
IN OR 1278/246
HICKORY VILLAGE #3 PB 6/372

VOGEL WENDY C & JOHN G
86110 RED HOLLY PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	4 100	
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	1,930	100	1,930	203,834
FGR	536	55	295	31,156
FOP	30	30	9	950
FOP	120	30	36	3,802
TOTALS	2,616		2,270	239,743

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,201.00	SF	4.00	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,270	122.8430	116.70	264,909	2004	2004	0	0	9.50	90.50
1 SINGLE FAM - 100% - 2005 Heated Area: 1930 HX Base Yr 2005											

86110 RED HOLLY PL, YULEE											
BLD DATE 03/14/2023 NW			LGL DATE			LAND DATE			AG DATE		
XF DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,743	
TOTAL MARKET OB/XF VALUE		7,115	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		301,858	
SOH/AGL Deduction		140,125	
ASSESSED VALUE		161,733	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		111,733	
TOTAL JUST VALUE		301,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,270	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412867	NEW CONSTR	168,871	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0246	12/03/2004	WD	Q	I		169,800
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: VOGEL WENDY C & JOH						
1222/0218	4/13/2004	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FOP=[YR=2004] W15 S8 E15 N8\$ S8 W15 N8 W16 S46 E13 FOP=[YR=2004] S2 E6 N5 W6 S3\$ N3 E14 FGR=[YR=2004] S20 E22 N29 W8 S7 W12 S2 W2\$ E2 N2 E12 N7 E8 N34\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	