LOT 101
HICKORY VILLAGE #3 PB 6/372

CANEUP BRUCE
86130 RED HOLLY PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0101-0000

BUILDING CHARACTERISTICS

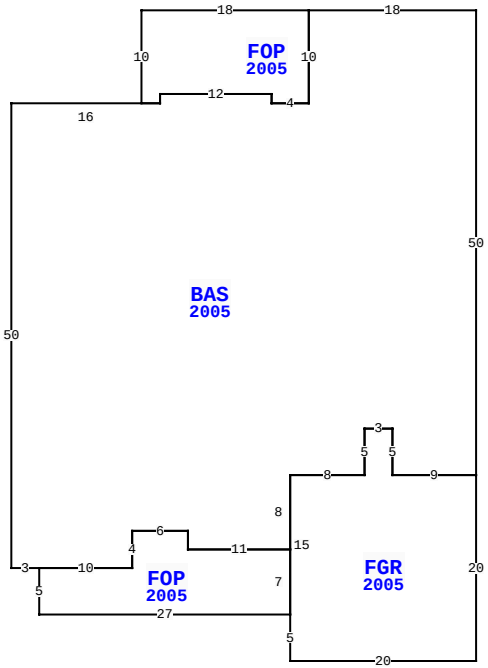
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,431	100	2,431	269,706
FGR	415	55	228	25,296
FOP	168	30	50	5,548
FOP	181	30	54	5,991
TOTALS	3,195		2,763	306,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,763	127.8432	121.45	335,566	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2431 HX Base Yr 2017



86130 RED HOLLY PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,540
TOTAL MARKET OB/XF VALUE		11,281
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		372,821
SOH/AGL Deduction		126,480
ASSESSED VALUE		246,341
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		191,341
TOTAL JUST VALUE		372,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14385	ELEC OTHER	2,000	02/01/2005
M0509131	MECH OTHER	0	02/01/2005
B0413622	NEW CONSTR	177,808	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2492/0324	8/27/2021	QC	U	I	11	100
GRANTOR: CANEUP REBECCA S						
GRANTEE: CANEUP BRUCE						
2079/1938	10/21/2016	WD	Q	I	01	260,000
GRANTOR: KICKLIGHTER DAVID S &						
GRANTEE: CANEUP BRUCE & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E2 N1 E12 S1 E4 N10$ S10 W4 N1 W12 S1 W16 S50 E3 FOP=[YR=2005] S5 E27 FGR=[YR=2005] S5 E20 N20 W9 N5 W3 S5 W8 S15$ N7 W11 N2 W6 S4 W10$ E10 N4 E6 S2 E11 N8 E8 N5 E3 S5 E9 N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2005	2005	3	86	568	
3	0476	VF 6 SBPL	0	100	0	0	182.00	LF	32.00	32.00	100	2005	2005	3	66	3,844	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
5	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	100	2005	2005	3	86	3,358	

LAND DESCRIPTION

TOTAL OB/XF 11,281

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