

LOT 107
IN OR 1376/464
HICKORY VILLAGE #3 PB 6/372

COBB LINDA G
86115 RED HOLLY PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0107-0000



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 60
Interior Floor	12	HARDWOOD 40
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	2,401	100	2,401	257,648
FGR	417	55	229	24,574
FOP	111	30	33	3,542
FOP	168	30	50	5,366
TOTALS	3,097		2,713	291,129

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	24	3	72.00	SF	7.00	7.00	100	2005
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2005
3	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2006
4	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2006
5	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	85.00	100	2008
6	0910	SCRN RM L	0 100	0	0	656.00	SF	15.00	15.00	100	2008
7	0845	KOOL DECK	0 100	0	0	412.00	SF	7.25	7.25	100	2008

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,713	123.6480	117.47	318,696	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2006 Heated Area: 2401 HX Base Yr 2006											
BLD DATE	03/14/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

TOTAL OB/XF											
24,904											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										291,129	
TOTAL MARKET OB/XF VALUE										24,904	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										371,033	
SOH/AGL Deduction										159,632	
ASSESSED VALUE										211,401	
TOTAL EXEMPTION VALUE										HX HB WX 55,000	
BASE TAXABLE VALUE										156,401	
TOTAL JUST VALUE										371,033	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										359,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002941	REPAIR/RRF	25,000	02/23/2022
B25887	REMODEL	4,725	04/01/2012
B21709	XFOB	3,271	07/01/2008
B21498	SWIM POOL	23,500	06/01/2008
M09563	OTHER	0	04/01/2005
P09157	OTHER	0	03/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1376/0464	12/22/2005	WD	Q	I		230,600			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: COBB RICHARD G & LI									
1277/0340	11/30/2004	WD	U	V	19	99,000			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2005] S3 E19 FGR=[YR=2005] S7 E20 N21 W9 N3 W4 S4 W6 S8 W1 S5\$ N5 W11 N2 W8 S4\$ N4 E8 S2 E12 N8 E6 N4 E4 S3 E9 N50\$.											