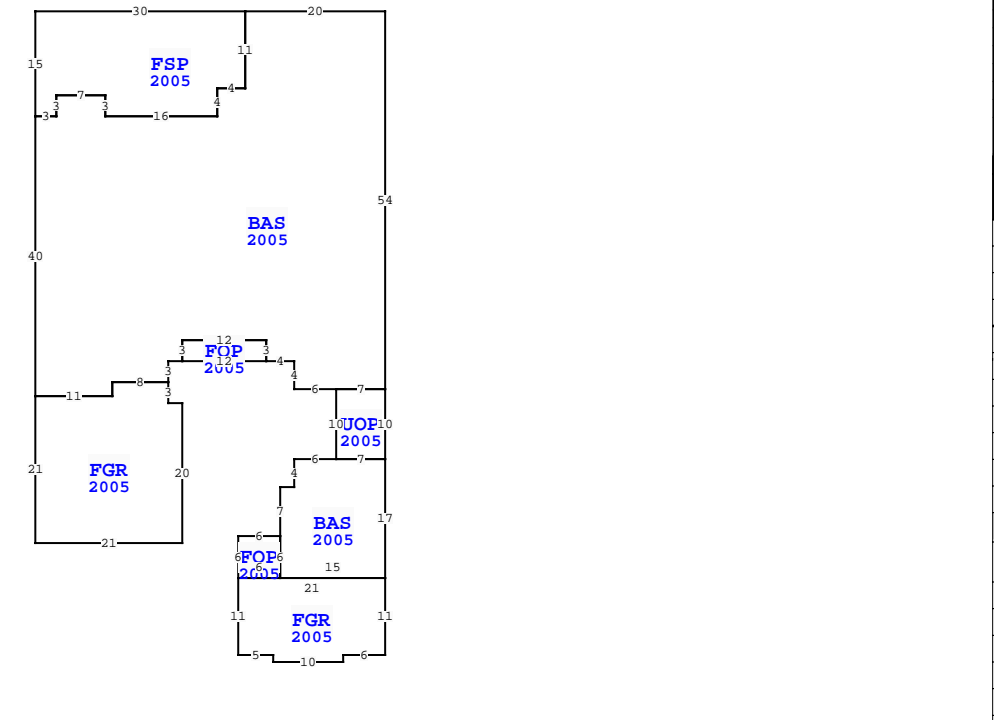




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,013	117.9670	112.07	337,667	2005	2005	0	0	0	8.65	91.35



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	247	100	247	25,287
BAS	2,182	100	2,182	223,385
FGR	241	55	133	13,616
FGR	455	55	250	25,594
FOP	36	30	11	1,126
FOP	36	30	11	1,126
FSP	413	40	165	16,892
UOP	70	20	14	1,433
TOTALS	3,680		3,013	308,459

86089 RED HOLLY PL, YULEE

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

EXTRA FEATURES																
L N	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	0855	CONC PAVER	0	100	32	3			96.00	100	2005	2005	3	86	578	
2	0812	CONCRETE C	0	100	0	0			1,387.00	100	2005	2005	3	86	4,771	

TOTAL OB/XF 5,349

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,459	
TOTAL MARKET OB/XF VALUE		5,349	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		368,808	
SOH/AGL Deduction		149,842	
ASSESSED VALUE		218,966	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		168,966	
TOTAL JUST VALUE		368,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14486	ELEC OTHER	2,000	03/01/2005
M09328	MECH OTHER	0	02/01/2005
B0413430	NEW CONST	194,559	08/01/2004
R046529	REPAIR/RRF	3,500	08/01/2004
B0413318	FOUNDATION	3,500	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1195	4/24/2024	WD Q	Q	I	01	455,000
GRANTOR: KOIRO DAVID E & JACQU						
GRANTEE: MCGRAW KENNETH & TR						
1651/1066	11/06/2009	QC U	I	I	30	103,000
GRANTOR: KOIRO DAVID E						
GRANTEE: KOIRO DAVID E & JAC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005;ORIG=0,0] W20 S11 W4 S4 W16 N3 W7 S3 W3 S40 E11 N2 E8 N3 E2 N3 E12 S3 E4 S4 E6 E7 N54 \$												
FGR=[YR=2005;ORIG=-50,55] S21 E21 N20 W2 N3 W8 S2 W11 \$												
FSP=[YR=2005;ORIG=-20,0] W30 S15 E3 N3 E7 S3 E16 N4 E4 N11 \$												
BAS=[YR=2005;ORIG=-7,64] W6 S4 W2 S7 S6 E15 N17 W7 \$												
FGR=[YR=2005;ORIG=-21,81] S11 E5 S1 E10 N1 E6 N11 W21 \$												
UOP=[YR=2005;ORIG=-7,54] S10 E7 N10 W7 \$												
FOP=[YR=2005;ORIG=-29,50] E12 N3 W12 S3 \$												
FOP=[YR=2005;ORIG=-15,75] W6 S6 E6 N6 \$												