LOT 97
HICKORY VILLAGE #3 PB 6/372

KIPP RUSSELL EUGENE
86062 RED HOLLY PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0097-0000

BUILDING CHARACTERISTICS

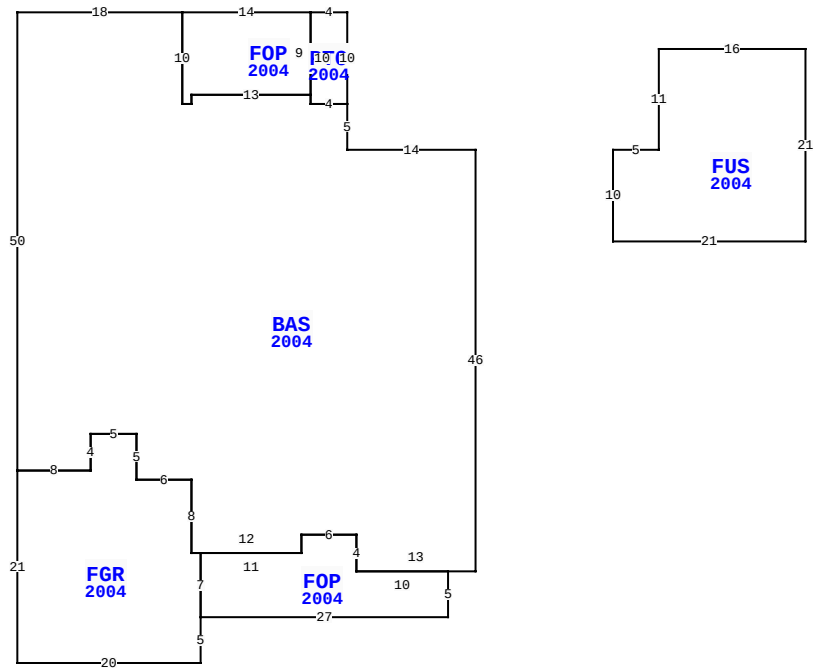
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	2004	2,402	247,968
FGR	425	55	2004	234	24,157
FOP	127	30	2004	38	3,923
FOP	181	30	2004	54	5,575
FUS	386	100	2004	386	39,848
PTO	40	5	2004	2	207
TOTALS	3,561			3,116	321,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,116	114.2640	114.26	356,034	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 0% - 2024 Heated Area: 2788 HX Base Yr



86062 RED HOLLY PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	321,677
TOTAL MARKET OB/XF VALUE	5,997
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	382,674
SOH/AGL Deduction	0
ASSESSED VALUE	382,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,674
TOTAL JUST VALUE	382,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1565	4/28/2023	WD	U	I	30	412,000
GRANTOR: KIPP ZELDA M &						
GRANTEE: KIPP RUSSELL EUGENE						
1929/0727	7/24/2014	WD	Q	I	01	230,000
GRANTOR: MCDONALD MARK J & HOL						
GRANTEE: KIPP ZELDA M & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N5 PTO=[YR=2004] N10 W4 FOP=[YR=2004] W14 S10 E1 N1 E13 N9$ S10 E4$ W4 N1 W13 S1 W1 N10 W18 S50 FGR=[YR=2004] S21 E20 N5 FOP=[YR=2004] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W6 N5 W5 S4 W8$ E8 N4 E5 S5 E6 S8 E12 N2 E6 S4 E13 N46$ PTR=E15 FUS=[YR=2004] E5 N11 E16 S21 W21 N10 $ W15$.

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	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	2004	2004	3	83	2,952	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 5,997

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	RES	0		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 07/30/2025 BY SYS