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

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

2025

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

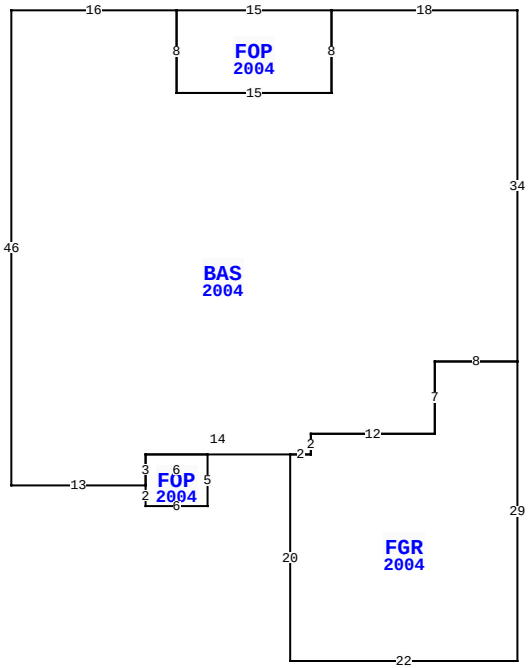
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	2004	1,930	213,373
FGR	536	55	2004	295	32,614
FOP	30	30	2004	9	995
FOP	120	30	2004	36	3,980
TOTALS	2,616			2,270	250,962

MARKET ADJUSTMENTS

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	122.84	278,847	2004	2004	0	0	0	10.00	90.00

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	
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		250,962
TOTAL MARKET OB/XF VALUE		7,032
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,994
SOH/AGL Deduction		146,571
ASSESSED VALUE		166,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,701
TOTAL JUST VALUE		312,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,858

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

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$.

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,201.00	SF	4.00	4.00	100	2004	2004	3	83	3,987	

LAND DESCRIPTION

TOTAL OB/XF 7,032

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	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 07/30/2025 BY SYS