

LOT 103
IN OR 2131/535
HICKORY VILLAGE #3 PB 6/372

WAGNER ROBERT & PAMELA JO
86135 RED HOLLY PL
YULEE, FL 32097

2025

42-2N-27-435H-0103-0000



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

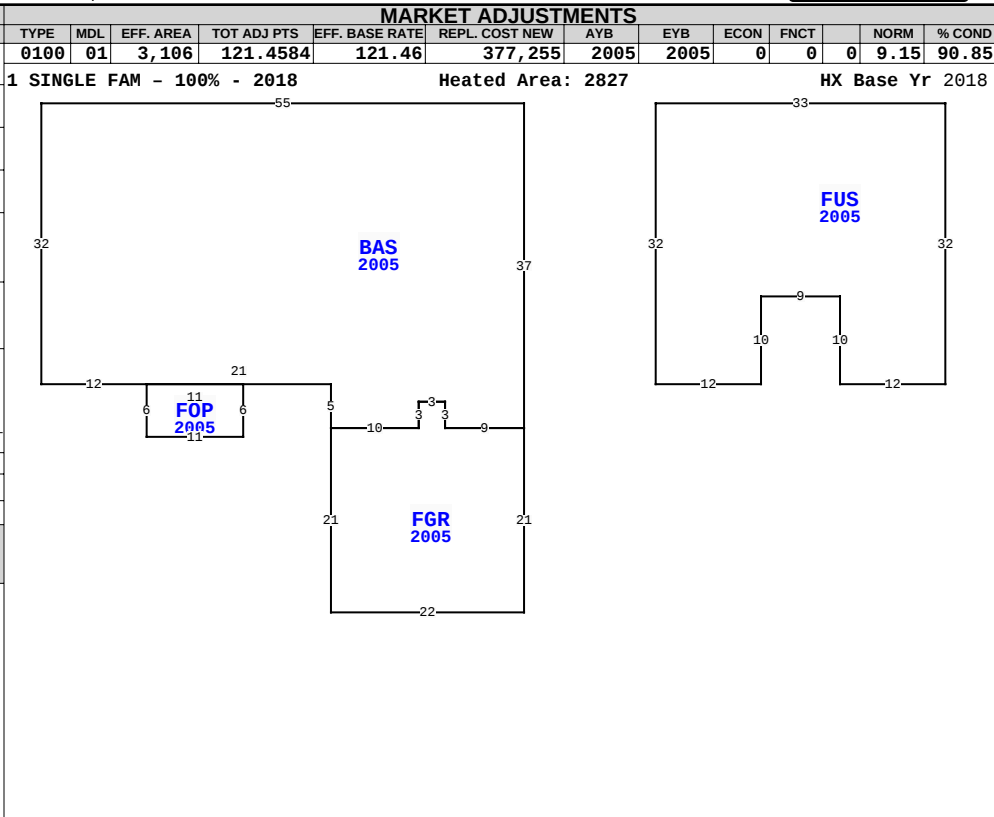
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	2005	1,861	205,355
FGR	471	55	2005	259	28,580
FOP	66	30	2005	20	2,207
FUS	966	100	2005	966	106,594
TOTALS	3,364			3,106	342,736

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	38	3	114.00	SF	10.00	
2	0811	CONCRETE B	0 100	0	0	780.00	SF	5.20	
3	0855	CONC PAVER	0 100	0	0	1,436.00	SF	10.00	
4	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	

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

REVIEW DATE 05/12/2019 BY KBA



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

TOTAL OB/XF									
34,810									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					342,736				
TOTAL MARKET OB/XF VALUE					34,810				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					432,546				
SOH/AGL Deduction					135,910				
ASSESSED VALUE					296,636				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					245,914				
TOTAL JUST VALUE					432,546				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					419,088				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17415	SWIM POOL	21,000	03/01/2006
E14484	ELEC OTHER	2,000	03/01/2005
M0509131	MECH OTHER	0	02/01/2005
B0413425	NEW CONSTR	206,709	08/01/2004
P0408421	NEW CONSTR	0	08/01/2004
R046527	REPAIR/RRF	3,500	08/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2131/0535	6/30/2017	WD Q	I	01		280,000			
GRANTOR: WATT CARL A & JANNA L									
GRANTEE: WAGNER ROBERT & PAM									
1575/1212	7/08/2008	WD Q	I			316,000			
GRANTOR: DOVE KIMBERLY A & RAY									
GRANTEE: WATT CARL A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W55 S32 E12 FOP=[YR=2005] S6 E11 N6 W11 E21 S5 FGR=[YR=2005] S21 E22 N21 W9 N3 W3 S3 W10 E10 N3 E3 S3 E9 N37 PTR=E15 FUS=[YR=2005] E33 S32 W12 N10 W9 S10 W12 N32 W15 .									