LOT 105
HICKORY VILLAGE #3 PB 6/372

WILLIAMS DAWN A TRUSTEE/D.A WILLIAMS TRUST
D.A.WILLIAMS TRUST, 86131 RED HOLLY PL
YULEE, FL 32097

2025

42-2N-27-435H-0105-0000

BUILDING CHARACTERISTICS

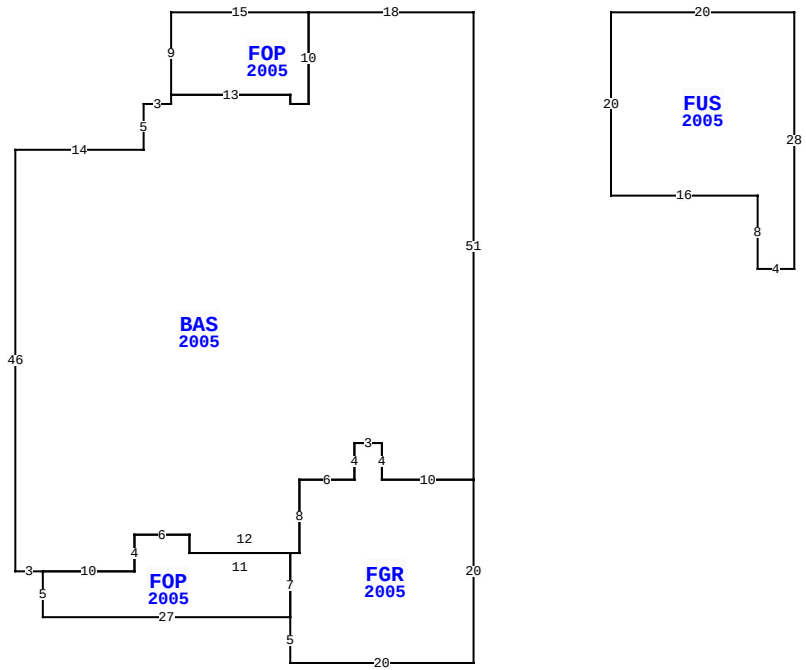
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,423	100	2005	2,423	253,350
FGR	404	55	2005	222	23,212
FOP	137	30	2005	41	4,287
FOP	181	30	2005	54	5,646
FUS	432	100	2005	432	45,170
TOTALS	3,577			3,172	331,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,172	115.3220	115.32	365,795	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2006 Heated Area: 2855 HX Base Yr 2006



86131 RED HOLLY PL, YULEE

BLD DATE		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		331,666
TOTAL MARKET OB/XF VALUE		4,918
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		391,584
SOH/AGL Deduction		124,698
ASSESSED VALUE		266,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,164
TOTAL JUST VALUE		391,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14386	ELEC OTHER	2,000	02/01/2005
M0509134	MECH OTHER	0	02/01/2005
B0413429	NEW CONSTR	196,508	08/01/2004
B046530	REPAIR/RRF	3,500	08/01/2004
P0408422	NEW CONSTR	0	08/01/2004
B0413327	NEW CONSTR	3,500	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2538/1851	2/14/2022	WD	U	I	11	100
GRANTOR: WILLIAMS DAWN A						
GRANTEE: WILLIAMS DAWN ALEXA						
2522/1096	12/13/2021	QC	U	I	11	15,000
GRANTOR: WILLIAMS JEFFREY C &						
GRANTEE: WILLIAMS DAWN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W15 S9 E13 S1 E2 N10$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2005] S5 E27 FGR=[YR=2005] S5 E20 N20 W10 N4 W3 S4 W6 S8 W1 S7$ N7 W11 N2 W6 S4 W10$ E10 N4 E6 S2 E12 N8 E6 N4 E3 S4 E10 N51$ PTR=E15 FUS=[YR=2005] E20 S28 W4 N8 W16 N20$ 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	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2005	2005	3	84	655	
2	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2005	2005	3	84	4,263	

LAND DESCRIPTION

TOTAL OB/XF 4,918

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 06/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS