LOT 106
HICKORY VILLAGE #3 PB 6/372

BELLA VILLA OWNERS LLC
401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

2025

42-2N-27-435H-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

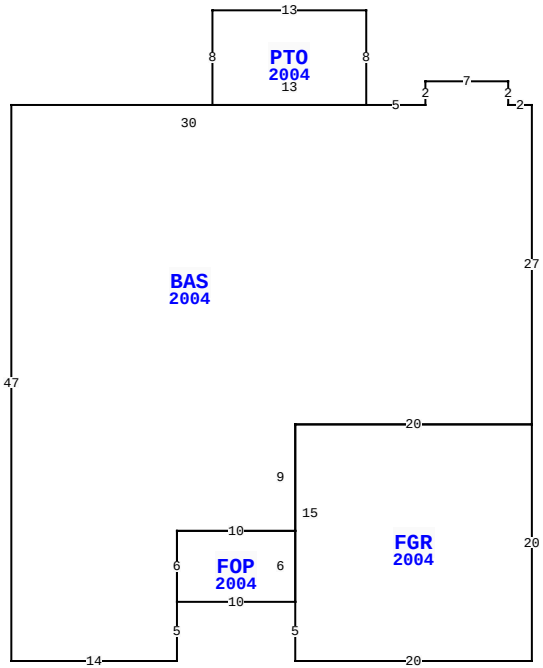
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,572	100	2004	1,572	183,915
FGR	400	55	2004	220	25,739
FOP	60	30	2004	18	2,106
PTO	104	5	2004	5	585
TOTALS	2,136			1,815	212,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	129.4900	129.49	235,024	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1572 HX Base Yr



86123 RED HOLLY PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,344
TOTAL MARKET OB/XF VALUE	6,243
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	273,587
SOH/AGL Deduction	0
ASSESSED VALUE	273,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,587
TOTAL JUST VALUE	273,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003061	REPAIR/RRF	16,150	02/24/2022
B0412769	NEW CONSTR	144,080	05/01/2004
P0407966	NEW CONSTR	0	05/01/2004
R046234	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/145	6/26/2024	SW	U	I	11	100
GRANTOR: BTR SCATTERED SITE OW						
GRANTEE: BELLA VILLA OWNERS						
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W7 S2 W5 PTO=[YR=2004] N8 W13 S8 E13$ W30 S47 E14 N5 FOP=[YR=2004] E10 FGR=[YR=2004] S5 E20 N20 W20 S15$ N6 W10 S6$ N6 E10 N9 E20 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	741.00	SF	5.20	5.20	100	2004	2004	3	83	3,198	

LAND DESCRIPTION

TOTAL OB/XF 6,243

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