

LOT 107
IN OR 1376/464
HICKORY VILLAGE #3 PB 6/372

COBB LINDA G
86115 RED HOLLY PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0107-0000



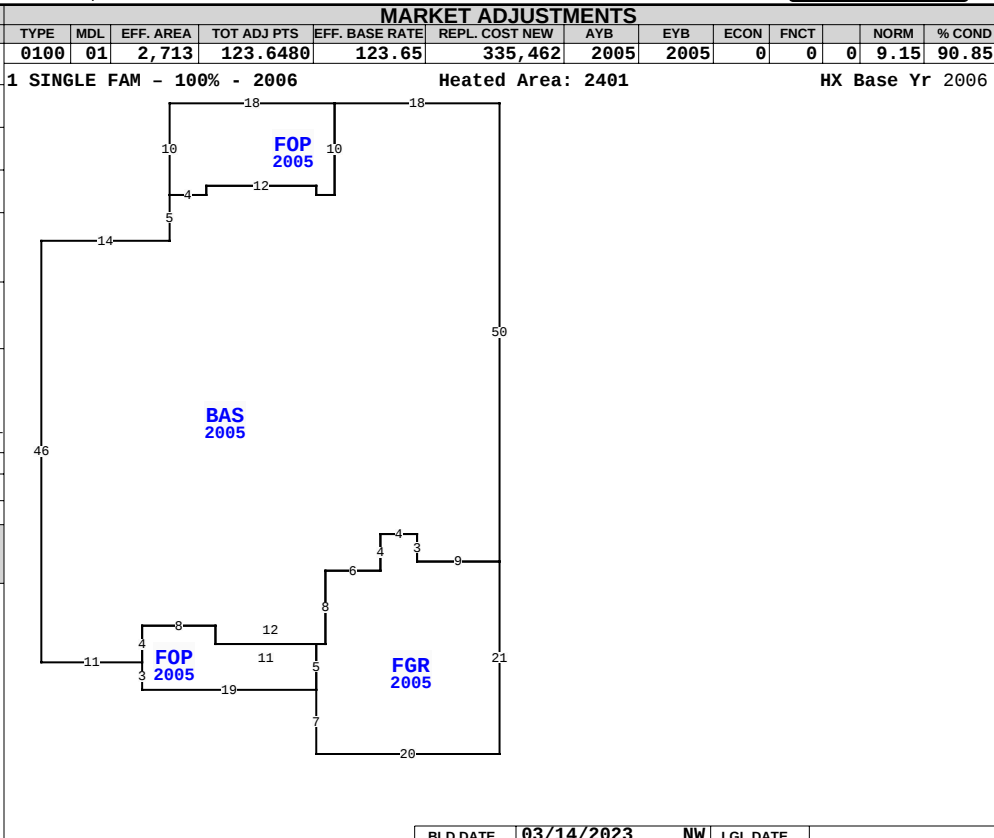
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,401	100	2005	2,401	269,719
FGR	417	55	2005	229	25,725
FOP	111	30	2005	33	3,707
FOP	168	30	2005	50	5,617
TOTALS	3,097			2,713	304,767

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	24	3	72.00	SF	7.00	
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
3	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	
4	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	
5	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	
6	0910	SCRN RM L	0 100	0	0	656.00	SF	15.00	
7	0845	KOOL DECK	0 100	0	0	412.00	SF	7.25	

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



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

TOTAL OB/XF									
23,177									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					304,767				
TOTAL MARKET OB/XF VALUE					23,177				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					382,944				
SOH/AGL Deduction					165,412				
ASSESSED VALUE					217,532				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					161,810				
TOTAL JUST VALUE					382,944				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					371,033				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002941	REPAIR/RRF	25,000	02/23/2022
B25887	REMODEL	4,725	04/01/2012
B21709	XFOB	3,271	07/01/2008
B21498	SWIM POOL	23,500	06/01/2008
M09563	OTHER	0	04/01/2005
P09157	OTHER	0	03/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1376/0464	12/22/2005	WD	Q	I		230,600			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: COBB RICHARD G & LI									
1277/0340	11/30/2004	WD	U	V	19	99,000			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2005] S3 E19 FGR=[YR=2005] S7 E20 N21 W9 N3 W4 S4 W6 S8 W1 S5\$ N5 W11 N2 W8 S4\$ N4 E8 S2 E12 N8 E6 N4 E4 S3 E9 N50\$.									