LOT 96
HICKORY VILLAGE #3 PB 6/372

FKH SFR PROPCO J LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2026

42-2N-27-435H-0096-0000

BUILDING CHARACTERISTICS

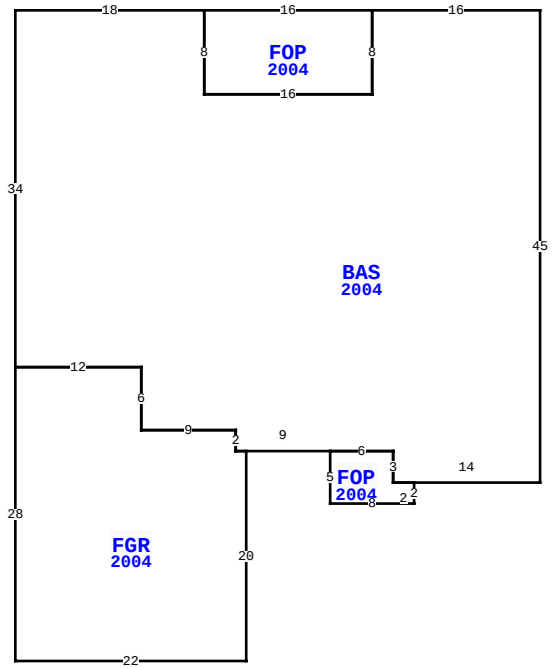
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,900	100	2004	1,900	201,051
FGR	554	55	2004	305	32,274
FOP	34	30	2004	10	1,058
FOP	128	30	2004	38	4,021
TOTALS	2,616			2,253	238,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	112.1610	117.77	265,336	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 2023 Heated Area: 1900 HX Base Yr



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/27/2026 MLU
INC DATE			AG DATE	

86048 RED HOLLY PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,404
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	298,404
SOH/AGL Deduction	0
ASSESSED VALUE	298,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,404
TOTAL JUST VALUE	298,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0412251	NEW CONSTR	2,000	01/01/2004
B0312076	NEW CONSTR	162,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0816	3/29/2022	WD	U	I	37	320,000
GRANTOR: DUTILLY RONALD P & MA						
GRANTEE: FKH SFR PROPCO J LP						
1228/1428	5/10/2004	WD	Q	I		157,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DUTILLY RONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W16 S8 E16 N8$ S8 W16 N8 W18 S34 FGR=[YR=2004] S28 E22 N20 W1 N2 W9 N6 W12$ E12 S6 E9 S2 E9 FOP=[YR=2004] S5 E8 N2 W2 N3 W6$ E6 S3 E14 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS