

CANEUP BRUCE
86130 RED HOLLY PLACE
YULEE, FL 32097

42-2N-27-435H-0101-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo15HARDTILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100

1. 1. 100

0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

TOTALS3,1952,763305,955

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,763116.7264122.56338,63320052005009.6590.35

1 SINGLE FAM 100% - 2017Heated Area: 2431HX Base Yr 2017

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,43110020052,431269,192

FGR41555200522825,247

FOP168302005505,537

FOP181302005545,979

BLD DATEXF DATEINC DATE

03/14/2023NW

03/27/2026MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200520053873,045

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003RSF-20.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE305,955

TOTAL MARKET OB/XF VALUE3,045

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE369,000

SOH/AGL Deduction108,671

ASSESSED VALUE260,329

TOTAL EXEMPTION VALUEHX HB VX56,411

BASE TAXABLE VALUE203,918

TOTAL JUST VALUE369,000

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE386,927

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2492/03248/27/2021QC U I I 11100

GRANTOR: CANEUP REBECCA S

GRANTEE: CANEUP BRUCE

2079/193810/21/2016WD Q I I 01260,000

GRANTOR: KICKLIGHTER DAVID S &

GRANTEE: CANEUP BRUCE & REBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E2 N1 E12 S1 E4 N10\$ S10 W4 N1 W12 S1 W16 S50 E3 FOP=[YR=2005] S5 E27
FGR=[YR=2005] S5 E20 N20 W9 N5 W3 S5 W8 S15\$ N7 W11 N2 W6 S4 W10\$ E10 N4 E6 S2 E11 N8 E8 N5 E3 S5 E9 N50\$.