LOT 102
HICKORY VILLAGE #3 PB 6/372

BICE NICOLE ELIZABETH & PHILLIP DANIEL
86132 RED HOLLY PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0102-0000

BUILDING CHARACTERISTICS

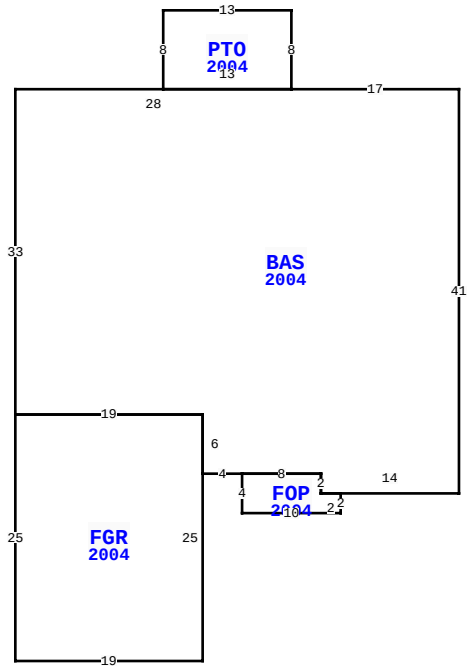
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,669	100	2004	1,669	186,924
FGR	475	55	2004	261	29,232
FOP	36	30	2004	11	1,232
PTO	104	5	2004	5	560
TOTALS	2,284			1,946	217,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	118.9524	124.90	243,055	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2023 Heated Area: 1669 HX Base Yr 2023



86132 RED HOLLY PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,947
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		277,947
SOH/AGL Deduction		0
ASSESSED VALUE		277,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,536
TOTAL JUST VALUE		277,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007007	REPAIR/RRF	16,300	08/06/2020
B0412607	NEW CONSTR	126,918	04/01/2004
E0412710	NEW CONSTR	2,000	04/01/2004
P047860	NEW CONSTR	0	04/01/2004
R046012	REPAIR/RRF	2,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1686	4/09/2026	WD	Q	I	01	335,000
GRANTOR: MORSE TURNER R						
GRANTEE: BICE NICOLE ELIZABE						
2610/1132	12/28/2022	WD	Q	I	01	335,000
GRANTOR: TERRY DAVID & SARA						
GRANTEE: MORSE TURNER R & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N8 W13 S8 E13$ W28 S33
FGR=[YR=2004] S25 E19 N25 W19$ E19 S6 E4 FOP=[YR=2004] S4 E10 N2 W2 N2 W8$ E8 S2 E14 N41 $.

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	100	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