LOT 103
IN OR 2131/535
HICKORY VILLAGE #3 PB 6/372

WAGNER ROBERT & PAMELA JO
86135 RED HOLLY PL
YULEE, FL 32097

2026

42-2N-27-435H-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

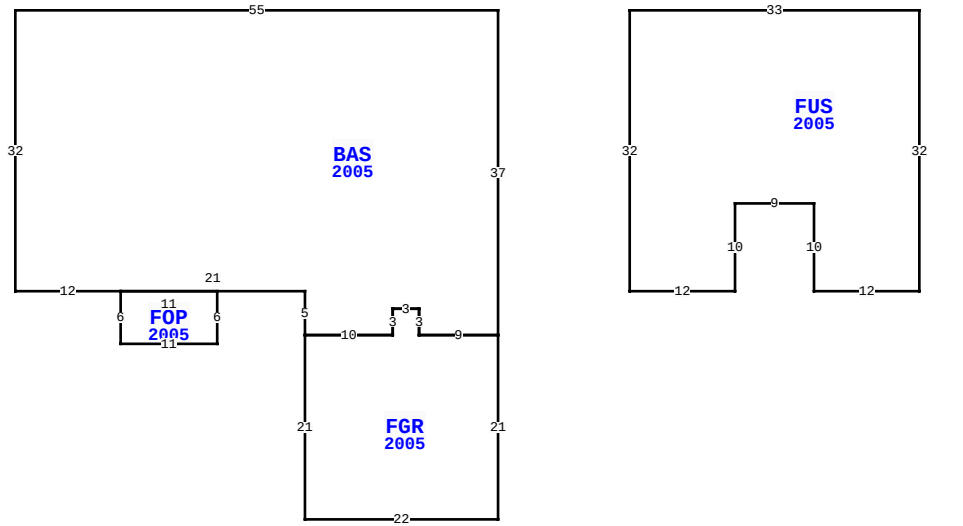
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,861	100	2005	1,861	195,784
FGR	471	55	2005	259	27,248
FOP	66	30	2005	20	2,104
FUS	966	100	2005	966	101,627
TOTALS	3,364			3,106	326,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,106	110.8968	116.44	361,663	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2018 Heated Area: 2827 HX Base Yr 2018



86135 RED HOLLY PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,763
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		429,263
SOH/AGL Deduction		124,618
ASSESSED VALUE		304,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,234
TOTAL JUST VALUE		429,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17415	SWIM POOL	21,000	03/01/2006
E14484	ELEC OTHER	2,000	03/01/2005
M0509131	MECH OTHER	0	02/01/2005
B0413425	NEW CONSTR	206,709	08/01/2004
P0408421	NEW CONSTR	0	08/01/2004
R046527	REPAIR/RRF	3,500	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0535	6/30/2017	WD	Q	I	01	280,000
GRANTOR: WATT CARL A & JANNA L						
GRANTEE: WAGNER ROBERT & PAM						
1575/1212	7/08/2008	WD	Q	I		316,000
GRANTOR: DOVE KIMBERLY A & RAY						
GRANTEE: WATT CARL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W55 S32 E12 FOP=[YR=2005] S6 E11 N6 W11$E21 S5 FGR=[YR=2005] S21 E22 N21 W9 N3 W3 S3 W10$ E10 N3 E3 S3 E9 N37$ PTR=E15 FUS=[YR=2005] E33 S32 W12 N10 W9 S10 W12 N32$ W15$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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