LOT 104
IN OR 1255/1534
HICKORY VILLAGE #3 PB 6/372

GOETTEL JAMES M & KATHLEEN A
86133 RED HOLLY PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0104-0000

BUILDING CHARACTERISTICS

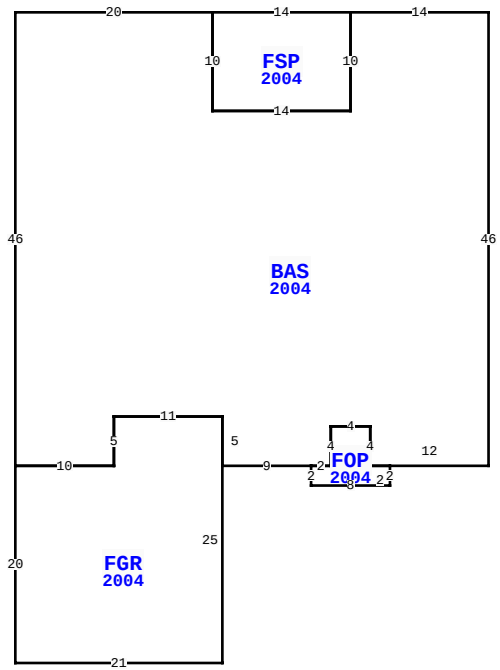
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,997	100	2004	1,997	211,316
FGR	475	55	2004	261	27,618
FOP	32	30	2004	10	1,058
FSP	140	40	2004	56	5,926
TOTALS	2,644			2,324	245,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	112.1610	117.77	273,697	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2005 Heated Area: 1997 HX Base Yr 2005



86133 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		245,917
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,927
SOH/AGL Deduction		134,942
ASSESSED VALUE		173,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,574
TOTAL JUST VALUE		308,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412653	NEW CONSTR	167,524	04/01/2004
P047858	NEW CONSTR	0	04/01/2004
R046049	REPAIR/RRF	1,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1534	8/30/2004	WD	Q	I		167,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GOETTEL JAMES M & K						
1216/0404	3/18/2004	WD	U	V	19	66,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FSP=[YR=2004] W14 S10 E14 N10$ S10 W14 N10 W20 S46 FGR=[YR=2004] S20 E21 N25 W11 S5 W10 $ E10 N5 E11 S5 E9 FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N46$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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