LOT 106
HICKORY VILLAGE #3 PB 6/372

CULBREATH BENJAMIN & MADELINE
86123 RED HOLLY PL
YULEE, FL 32097

2026

42-2N-27-435H-0106-0000

BUILDING CHARACTERISTICS

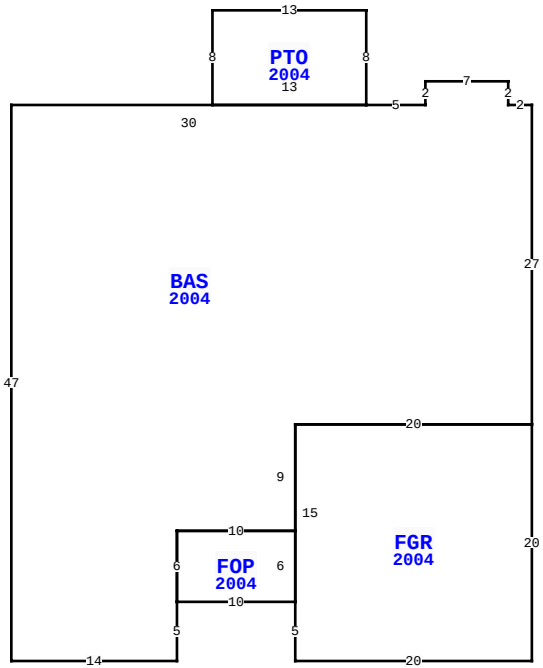
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,572	100	2004	1,572	175,340
FGR	400	55	2004	220	24,539
FOP	60	30	2004	18	2,008
PTO	104	5	2004	5	558
TOTALS	2,136			1,815	202,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	118.2300	124.14	225,314	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2026 Heated Area: 1572 HX Base Yr 2026



86123 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		202,445
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		265,455
SOH/AGL Deduction		0
ASSESSED VALUE		265,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,044
TOTAL JUST VALUE		265,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003061	REPAIR/RRF	16,150	02/24/2022
B0412769	NEW CONSTR	144,080	05/01/2004
P0407966	NEW CONSTR	0	05/01/2004
R046234	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2832/279	11/21/2025	SW	Q	I	01	310,000
GRANTOR: BELLA VILLA OWNERS LL						
GRANTEE: CULBREATH BENJAMIN						
2722/145	6/26/2024	SW	U	I	11	100
GRANTOR: BTR SCATTERED SITE OW						
GRANTEE: BELLA VILLA OWNERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N2 W7 S2 W5 PTO=[YR=2004] N8 W13 S8 E13$ W30 S47 E14 N5 FOP=[YR=2004] E10 FGR=[YR=2004] S5 E20 N20 W20 S15$ N6 W10 S6$ N6 E10 N9 E20 N27$.

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
1	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