

LOT 107
IN OR 1376/464
HICKORY VILLAGE #3 PB 6/372

COBB LINDA G
86115 RED HOLLY PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,401	100	2005	2,401	257,150
FGR	417	55	2005	229	24,526
FOP	111	30	2005	33	3,534
FOP	168	30	2005	50	5,355
TOTALS	3,097			2,713	290,565

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	100	0	0	656.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,713	112.8960	118.54	321,599	2005	2005	0	0
1 SINGLE FAM 100% - 2006 Heated Area: 2401 HX Base Yr 2006									
86115 RED HOLLY PL, YULEE									

TOTAL OB/XF									
45,688									
BLD DATE 03/14/2023 NW LGL DATE 03/27/2026 MLU									
XF DATE									
INC DATE									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,565				
TOTAL MARKET OB/XF VALUE					45,688				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					396,253				
SOH/AGL Deduction					172,848				
ASSESSED VALUE					223,405				
TOTAL EXEMPTION VALUE					HX HB WX 56,411				
BASE TAXABLE VALUE					166,994				
TOTAL JUST VALUE					396,253				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					382,944				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002941	REPAIR/RRF	25,000	02/23/2022
B25887	REMODEL	4,725	04/01/2012
B21709	XFOB	3,271	07/01/2008
B21498	SWIM POOL	23,500	06/01/2008
M09563	OTHER	0	04/01/2005
P09157	OTHER	0	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1376/0464	12/22/2005	WD	Q	I		230,600	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: COBB RICHARD G & LI							
1277/0340	11/30/2004	WD	U	V	19	99,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2005] S3 E19 FGR=[YR=2005] S7 E20 N21 W9 N3 W4 S4 W6 S8 W1 S5\$ N5 W11 N2 W8 S4\$ N4 E8 S2 E12 N8 E6 N4 E4 S3 E9 N50\$.									