LOT 108
HICKORY VILLAGE #3 PB 6/372

RONEY BRIAN & JOANNE
86103 RED HOLLY PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0108-0000

BUILDING CHARACTERISTICS

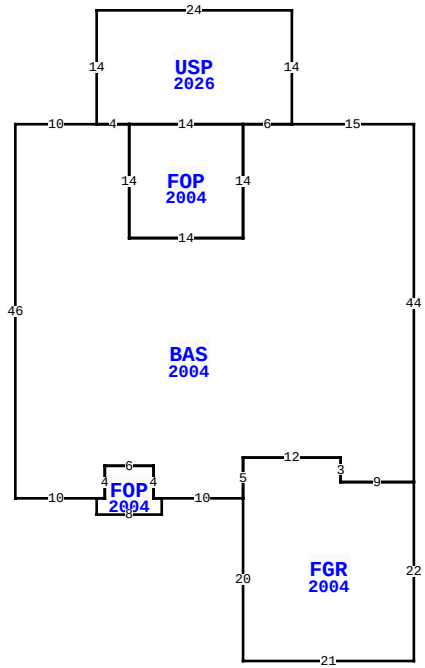
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,956	100	2004	1,956	208,070
FGR	498	55	2004	274	29,147
FOP	40	30	2004	12	1,277
FOP	196	30	2004	59	6,276
USP	336	30	2026	101	10,744
TOTALS	3,026			2,402	255,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	112.9842	118.63	284,949	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2023 Heated Area: 1956 HX Base Yr 2023



86103 RED HOLLY PL, YULEE

BLD DATE		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		255,514
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,524
SOH/AGL Deduction		0
ASSESSED VALUE		318,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,113
TOTAL JUST VALUE		318,524
NCON VALUE		10,743
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011685	SCREEN ENCLOSURE	10,896	10/17/2024
B0412803	NEW CONSTR	171,900	05/01/2004
R046157	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0235	10/28/2022	WD	Q	I	02	350,000
GRANTOR: GORSKI ELIZABETH						
GRANTEE: RONEY BRIAN & JOANN						
1417/0853	6/06/2006	WD	Q	I		230,900
GRANTOR: SCHNEIDER NORBERT WIH						
GRANTEE: GORSKI WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W15 W6 S14 W14 N14 W4 W10 S46 E10 E1 N4 E6 S4 E1 E10 N5 E12 S3 E9 N44 $
FGR=[YR=2004;ORIG=-21,46] S20 E21 N22 W9 N3 W12 S5 $
FOP=[YR=2004;ORIG=-21,0] W14 S14 E14 N14 $
FOP=[YR=2004;ORIG=-39,46] S2 E8 N2 W1 N4 W6 S4 W1 $
USP=[YR=2026;ORIG=-39,-14] E24 S14 W6 W14 W4 N14 $
.

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 05/30/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS