



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 80
Interior Floor	08	SHT VINYL 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	172,580
FGR	399	55	219	22,181
FOP	33	30	10	1,013
FSP	130	40	52	5,266

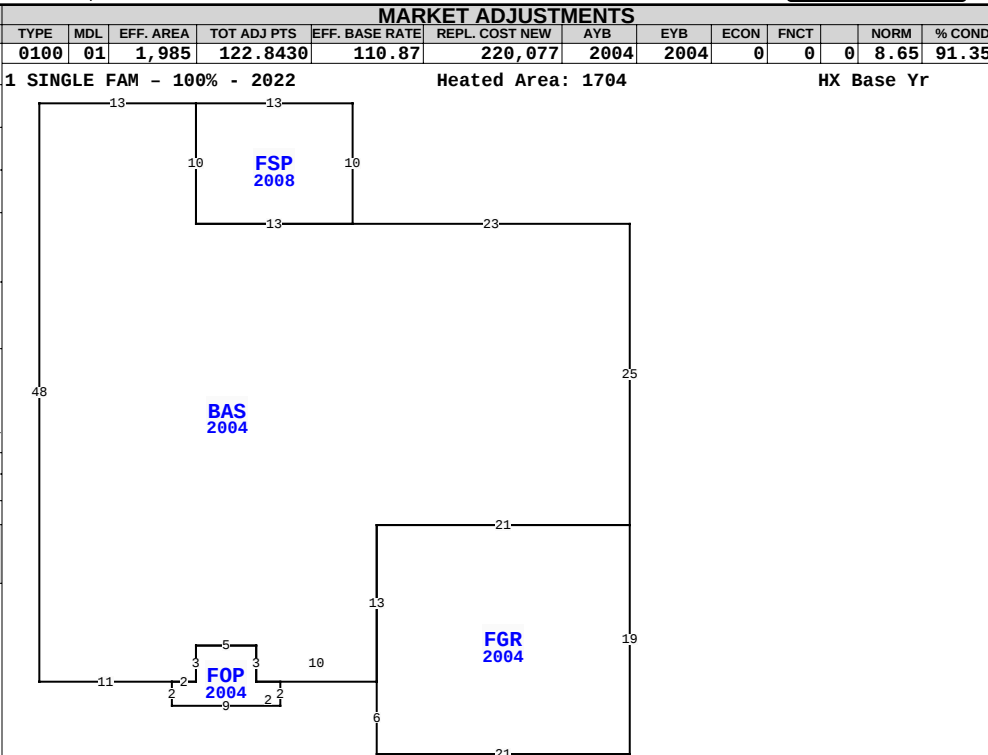
TOTALS	2,266		1,985	201,040
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EXTRA FEATURES

L N	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	89	3,115	
2	0811	CONCRETE B	0 100	0	0	754.00	SF	5.20	5.20	100	2004	2004	3	86	3,372	
3	0911	SCRN RM A	0 100	0	0	756.00	SF	17.50	17.50	100	2018	2018	3	86	11,378	
4	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	87	21,298	
5	0855	CONC PAVER	0 100	0	0	144.00	SF	10.00	10.00	100	2017	2017	3	97	1,397	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



86129 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,985	122.8430	110.87	220,077	2004	2004	0	0	8.65	91.35

1 SINGLE FAM - 100% - 2022 Heated Area: 1704 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		201,040
TOTAL MARKET OB/XF VALUE		40,560
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,600
SOH/AGL Deduction		0
ASSESSED VALUE		296,600
TOTAL EXEMPTION VALUE	13	296,600
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		296,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001101	XFOB	17,357	02/01/2018
B21293	XFOB	7,928	04/01/2008
E0412247	NEW CONSTR	2,000	01/01/2004
M047859	H/AC	0	01/01/2004
B0312071	NEW CONSTR	126,000	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0499	3/22/2019	WD	Q	I	02	253,000
GRANTOR: SMITH MICHAEL P & STA						
GRANTEE: BROWN ANDREW & DIAN						
2146/0401	9/15/2017	WD	Q	I	02	197,000
GRANTOR: STARK MICHAEL L						
GRANTEE: SMITH MICHAEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2008] N10 W13 S10 E13\$ W13 N10 W13 S48 E11 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E10 FGR=[YR=2004] S6 E21 N19 W21 S13\$ N13 E21 N25\$.