LOT 183
IN OR 1399/350
HICKORY VILLAGE #3 PB 6/372

ROBERTS ROBIN T & VERONICA Z
12321 JASPER LN
EDEN PRAIRIE, MN 55347-4669

2023

42-2N-27-435H-0183-0000

BUILDING CHARACTERISTICS

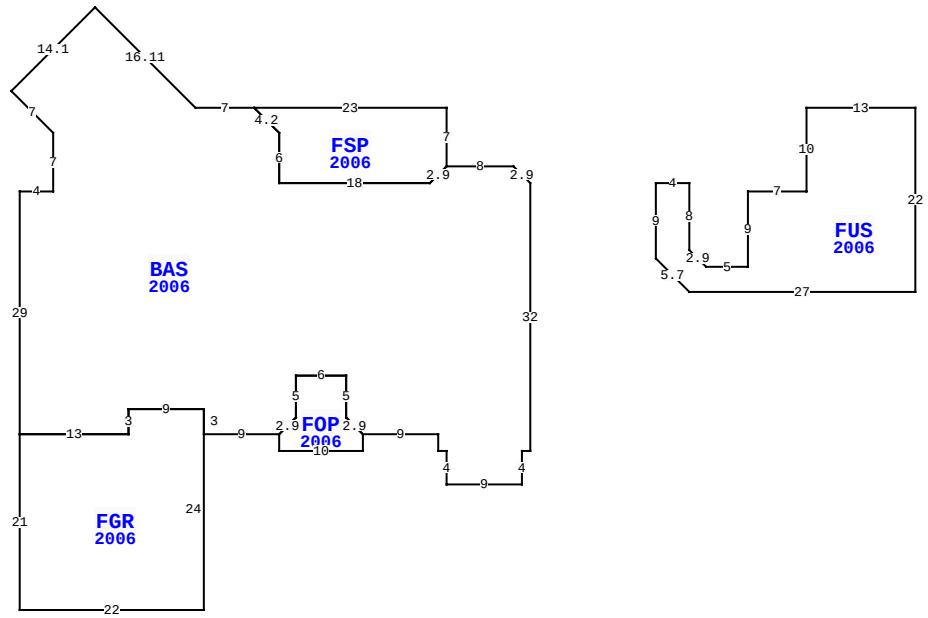
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	212,805
FGR	489	55	269	25,856
FOP	66	30	20	1,923
FSP	183	40	73	7,017
FUS	437	100	437	42,004
TOTALS	3,389		3,013	289,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,013	115.3220	104.08	313,593	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 2651 HX Base Yr



86099 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,603
TOTAL MARKET OB/XF VALUE	4,123
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	348,726
SOH/AGL Deduction	45,530
ASSESSED VALUE	303,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,196
TOTAL JUST VALUE	348,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10130	MECH OTHER	0	08/01/2005
E0514972	ELEC OTHER	2,000	05/01/2005
P0509444	OTHER	0	05/01/2005
C14986	CO ISSUED	197,423	04/01/2005
R07451	REPAIR/RRF	3,500	04/01/2005
B14986	NEW CONSTR	197,423	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0350	3/27/2006	WD	Q	I		248,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROBERTS ROBIN T & V						
1282/0060	12/17/2004	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W8 FSP=[YR=2006] N7 W23 D3 R3 S6 E18 U2 R2 $ L2 D2 W18 N6 L3 U3 W7 U12 L12 L10 D10 D5 R5 S7 W4 S29 FGR=[YR=2006] S21 E22 N24 W9 S3 W13 $ E13 N3 E9 S3 E9 FOP=[YR=2006] S2 E10 N2 U2 L2 N5 W6 S5 L2 D2 $ U2 R2 N5 E6 S5 R2 D2 E9 S2 E1 S4 E9 N4 E1 N32$ PTR=[YR=2006] E15 FUS=[YR=2006] E4 S8 R2 D2 E5 N9 E7 N10 E13 S22 W27 U4 L4 N9$ W15$.

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	0855	CONC PAVER	0	0	0	0	117.00	SF	10.00	10.00	100	2006	2006	3	88	1,030	
2	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	88	3,093	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS