

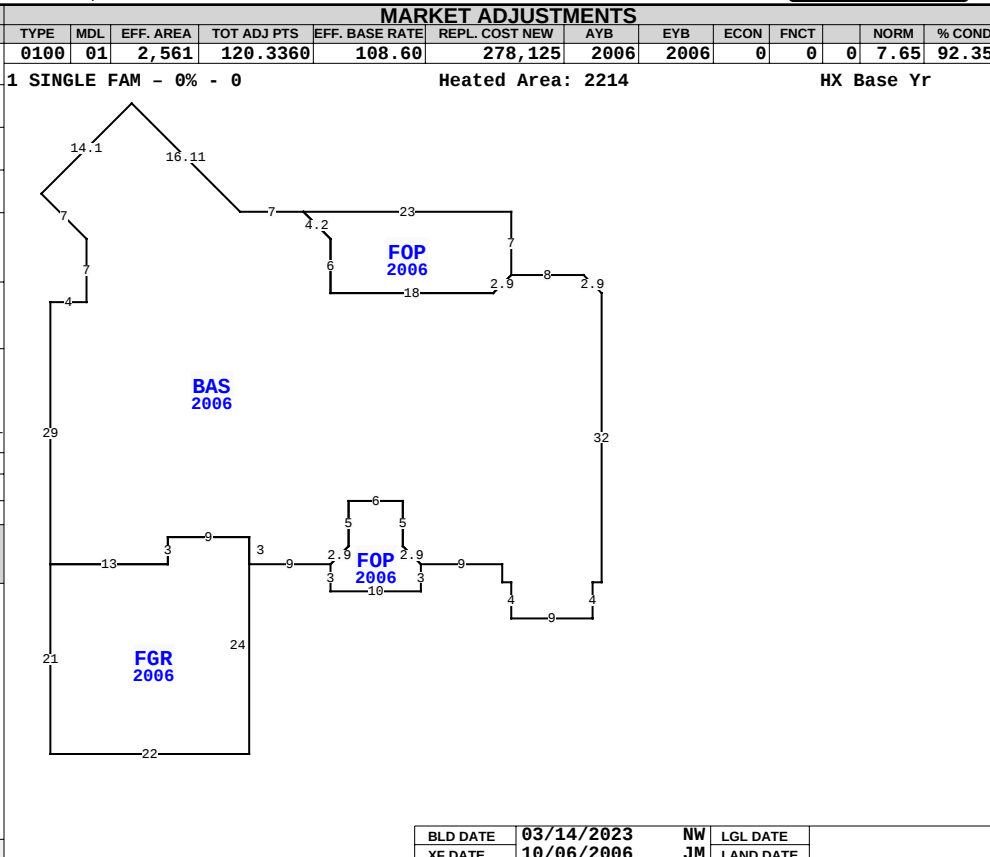
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2,214	222,046
FGR	489	55	269	26,978
FOP	76	30	23	2,307
FOP	183	30	55	5,516
TOTALS	2,962		2,561	256,848

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	40	3	120.00	SF	10.00
3	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20
4	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



86006 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE
XF DATE	10/06/2006	JM	LAND DATE
INC DATE			AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2006	2006	3	91	1,820	
10.00	100	2006	2006	3	88	1,056	
5.20	100	2006	2006	3	88	3,295	
32.00	100	2007	2007	3	74	2,842	

TOTAL OB/XF									
									9,013

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	256,848		
TOTAL MARKET OB/XF VALUE	9,013		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	320,861		
SOH/AGL Deduction	44,429		
ASSESSED VALUE	276,432		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	276,432		
TOTAL JUST VALUE	320,861		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,367		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16902	CO ISSUED	0	03/01/2006
B16902	NEW CONSTR	0	03/01/2006
M11288	MECH OTHER	0	03/01/2006
P10872	OTHER	0	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2374/0346	6/30/2020	WD	Q	I	01
GRANTOR: SHELTON SALADIN SR &					
GRANTEE: BROOKS DONALD					
1863/0204	6/14/2013	WD	Q	I	02
GRANTOR: TOBIN ERIC & KATHLEEN					
GRANTEE: SHELTON SALADIN SR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] U2 L2 W8 FOP=[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] S3 E10 N3 L2 U2 N5 W6 S5 D2 L2 \$ R2 U2 N5 E6 S5 D2 R2 E9 S2 E1 S4 E9 N4 E1 N32\$.									