

LOT 195
IN OR 2073/1177
HICKORY VILLAGE #4 PB 7/122

CHANDLER LEIGH H & CRAIG A
86020 MAPLE LEAF PL
YULEE, FL 32097

2023

42-2N-27-435H-0195-0000



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 Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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 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	2,400	100	2,400	257,501
FGR	424	55	233	24,999
FOP	50	30	15	1,610
FOP	168	30	50	5,365

TOTALS 3,042 2,698 289,475

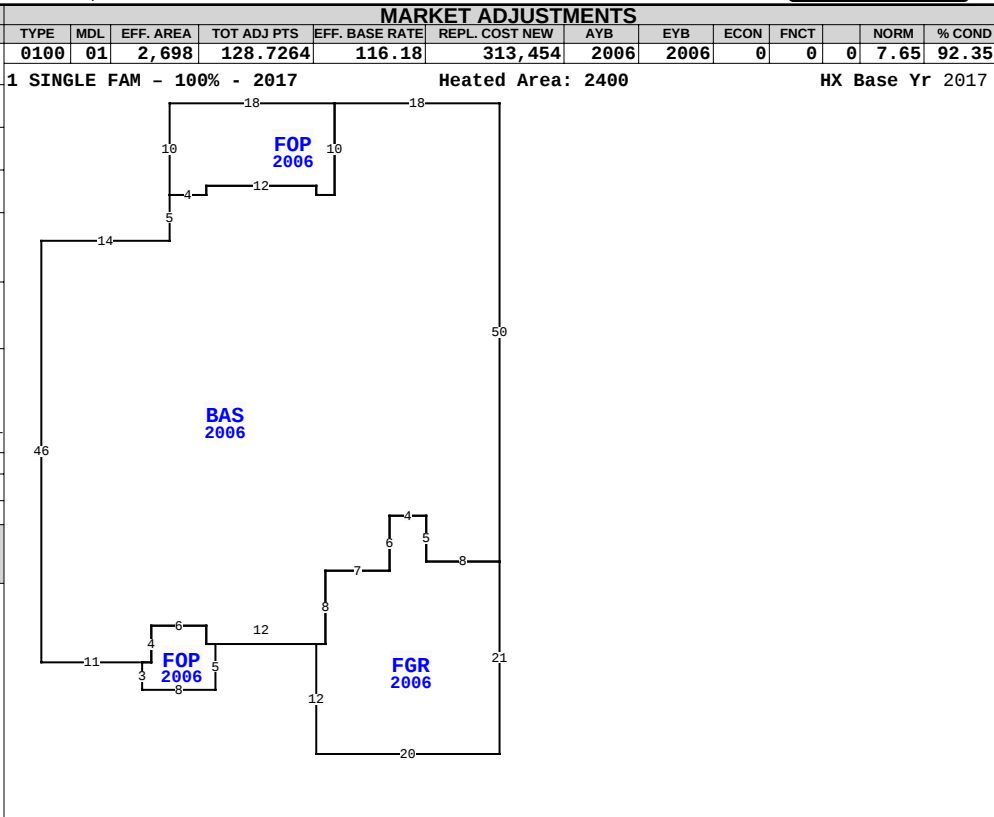
EXTRA FEATURES

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	2006	2006	3	91	3,185	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	10.00	10.00	100	2006	2006	3	88	607	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	88	3,093	
4	0476	VF 6 SBPL	0 100	0	0	248.00	LF	32.00	32.00	100	2014	2014	3	89	7,063	

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			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



86020 MAPLE LEAF PL, YULEE

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

TOTAL OB/XF 13,948

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		289,475
TOTAL MARKET OB/XF VALUE		13,948
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,423
SOH/AGL Deduction		120,857
ASSESSED VALUE		237,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,566
TOTAL JUST VALUE		358,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17205	ELEC OTHER	2,000	04/01/2006
M11189	MECH OTHER	0	03/01/2006
R08966	REPAIR/RRF	3,500	02/01/2006
C17215	CO ISSUED	173,680	11/05/2005
B17215	NEW CONSTR	173,680	11/05/2005
B0516506	FOUNDATION	3,500	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2073/1177	9/16/2016	WD Q	I	I	01
GRANTOR: ATKINS DREW H & NICH					
GRANTEE: CHANDLER LEIGH H &					
1997/1553	8/14/2015	WD U	I	I	38
GRANTOR: MOSS BRIAN J & KATHLE					
GRANTEE: ATKINS DREW H & NIC					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2006] S3 E8 N5 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E12 FGR=[YR=2006] S12 E20 N21 W8 N5 W4 S6 W7 S8 W1\$ E1 N8 E7 N6 E4 S5 E8 N50\$.

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