LOT 198
IN OR 2071/1045
HICKORY VILLAGE #4 PB 7/122

GIBSON JIMMY II & HANNAH ELIZABETH S
86062 MAPLE LEAF PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

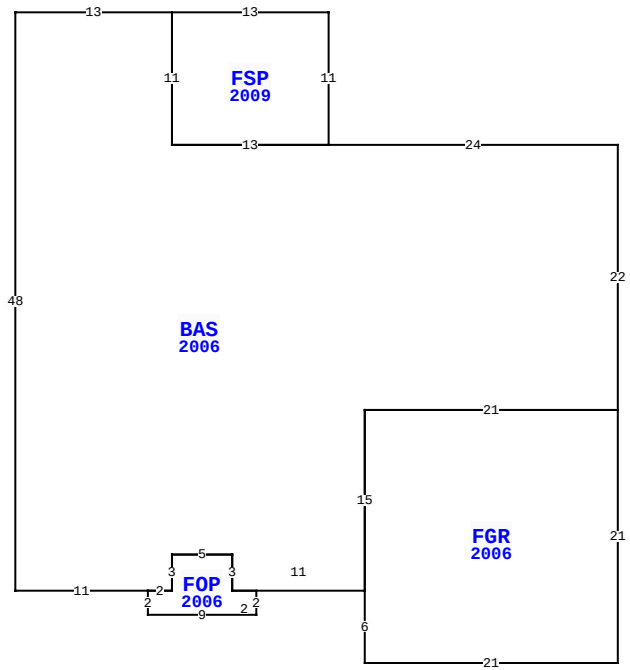
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	1,663	170,560
FGR	441	55	243	24,923
FOP	33	30	10	1,026
FSP	143	40	57	5,846
TOTALS	2,280		1,973	202,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	123.5192	111.48	219,950	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1663 HX Base Yr 2017



86062 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE		
XF DATE	03/15/2007	JJMM	LAND DATE	03/15/2007	JM
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,354
TOTAL MARKET OB/XF VALUE		10,680
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,034
SOH/AGL Deduction		91,600
ASSESSED VALUE		176,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,434
TOTAL JUST VALUE		268,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11499	MECH OTHER	0	05/01/2006
E17127	ELEC OTHER	2,000	04/01/2006
C17444	CO ISSUED	122,493	03/01/2006
B17444	NEW CONSTR	122,493	03/01/2006
P10924	OTHER	0	03/01/2006
R09094	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1045	8/30/2016	WD	Q	I	01	185,000
GRANTOR: BALOGA MICHAEL G & DE						
GRANTEE: GIBSON JIMMY II & H						
1985/1070	6/11/2015	QC	U	I	11	100
GRANTOR: BALOGA GEORGE M A/K/A						
GRANTEE: BALOGA MICHAEL G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 FSP=[YR=2009] N11 W13 S11 E13$ W13N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5S3W2$ E2N3E5S3E11 FGR=[YR=2006] S6 E21 N21 W21 S15$ N15 E21 N22$.

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	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20	5.20	100	2006	2006	3	88	3,308	
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00	32.00	100	2014	2014	3	89	4,187	

LAND DESCRIPTION

TOTAL OB/XF 10,680

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	100	0006	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