LOT 201
IN OR 1308/1032
HICKORY VILLAGE #3 PB 6/372

DEMPSEY RICHARD R & EILEEN M
86104 MAPLE LEAF PLACE
YULEE, FL 32097

2023

42-2N-27-435H-0201-0000

BUILDING CHARACTERISTICS

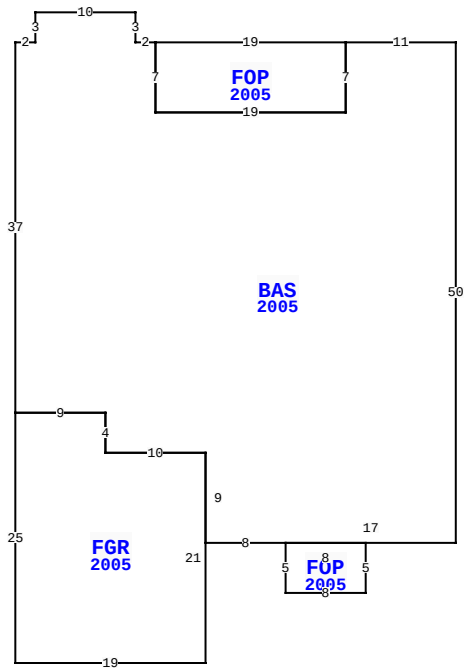
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,890	100	1,890	187,529
FGR	435	55	239	23,714
FOP	40	30	12	1,190
FOP	133	30	40	3,969
TOTALS	2,498		2,181	216,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	117.7715	106.29	231,818	2005	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2006 Heated Area: 1890 HX Base Yr 2006



86104 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		216,402
TOTAL MARKET OB/XF VALUE		3,442
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,844
SOH/AGL Deduction		128,355
ASSESSED VALUE		146,489
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,489
TOTAL JUST VALUE		274,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002720	WINDOWS/DOORS	33,899	05/06/2020
B0413059	NEW CONSTR	165,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/1032	4/11/2005	WD	Q	I		192,600
GRANTOR: COPPENBARGER HOMES						
GRANTEE: DEMPSEY RICHARD R &						
1217/1789	3/25/2004	WD	U	V	19	66,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W19 S7 E19 N7$ S7 W19 N7 W2 N3 W10 S3 W2 S37 FGR=[YR=2005] S25 E19 N21 W10 N4 W9$ E9 S4 E10 S9 E8 FOP=[YR=2005] S5 E8 N5 W8$ E17 N50$.

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	100	21	3	63.00	SF	7.00	7.00	100	2005	2005	3	87	384	
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2005	2005	3	87	3,058	

LAND DESCRIPTION

TOTAL OB/XF 3,442

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		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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS