



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		2 100
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
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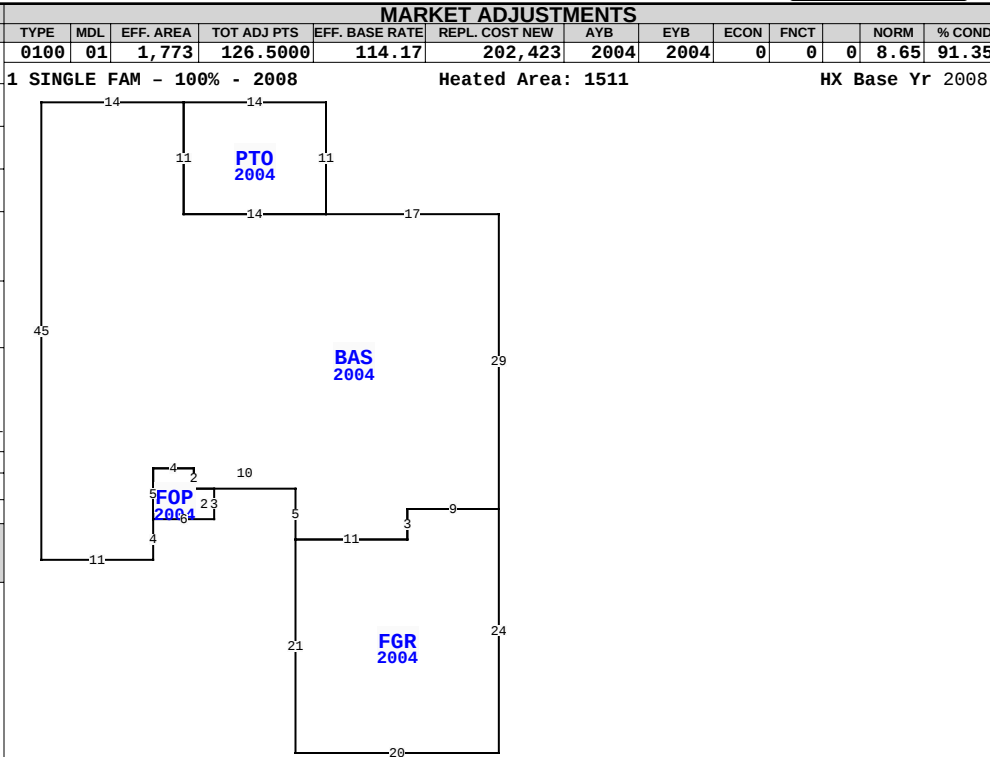
NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	157,589
FGR	447	55	246	25,657
FOP	26	30	8	834
PTO	154	5	8	834

TOTALS	2,138		1,773	184,913
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,087.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00



86192 MAPLE LEAF PL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,087.00	SF	4.00	

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,087.00	SF	4.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		184,913	
TOTAL MARKET OB/XF VALUE		6,854	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		246,767	
SOH/AGL Deduction		82,146	
ASSESSED VALUE		164,621	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		114,621	
TOTAL JUST VALUE		246,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002966	REPAIR/RRF	16,483	02/23/2022
B0413011	NEW CONSTR	151,900	06/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2581/1103	7/21/2022	QC	U	I	11
GRANTOR: TAYLOR STEPHEN					
GRANTEE: MARKHAM JESSICA R F					
1539/1005	12/06/2007	WD	Q	I	
GRANTOR: MONTGOMERY ROBERT & A					
GRANTEE: TAYLOR STEPHEN & JE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W17 PTO=[YR=2004] N11 W14 S11 E14\$ W14 N11 W14 S45 E11 N4 FOP=[YR=2004] E6 N3 W2 N2 W4 S5\$ N5 E4 S2 E10 S5 FGR=[YR=2004] S21 E20 N24 W9 S3 W11\$ E11 N3 E9 N29\$.					