LOT 110
IN OR 1236/175
HICKORY VILLAGE #3 PB 6/372

DUPERRON SYLVIO J & SUZANNE M
86201 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

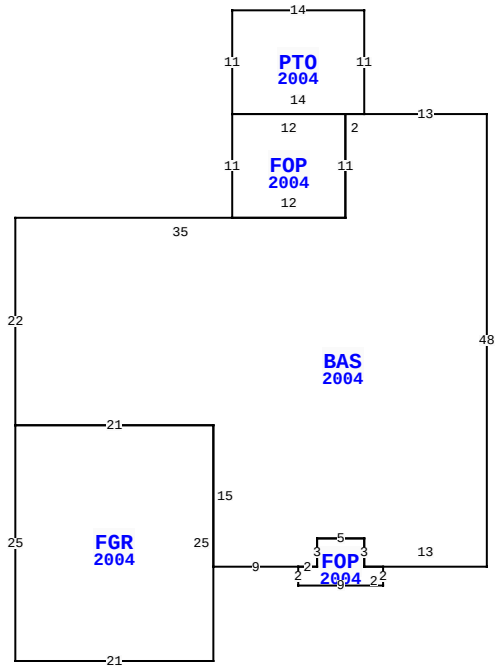
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1,685	178,647
FGR	525	55	289	30,640
FOP	33	30	10	1,060
FOP	132	30	40	4,241
PTO	154	5	8	849
TOTALS	2,529		2,032	215,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	122.8430	116.70	237,134	2004	2004	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2005 Heated Area: 1685 HX Base Yr 2005



86201 MAPLE LEAF PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,436
TOTAL MARKET OB/XF VALUE		8,265
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,701
SOH/AGL Deduction		128,257
ASSESSED VALUE		150,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,444
TOTAL JUST VALUE		278,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412214	NEW CONSTR	125,166	01/01/2004
R045779	REPAIR/RRF	1,500	01/01/2004
P047559	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0175	6/07/2004	WD	Q	I		158,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DUPERRON SYLVIO J &						
1194/1552	12/11/2003	WD	U	V	19	165,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] N11 W14 S11 FOP=[YR=2004] S11 E12 N11 W12$ E14$ W2 S11 W35 S22 FGR=[YR=2004] S25 E21 N25 W21$ E21 S15 E9 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

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	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	777.00	SF	6.50	6.50	100	2004	2004	3	84	4,242	
3	0911	SCRN RM A	0	100	0	0	154.00	SF	17.50	17.50	100	2008	2008	3	35	943	

LAND DESCRIPTION

TOTAL OB/XF 8,265

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS