LOT 112
IN OR 2243/1931
HICKORY VILLAGE #3 PB 6/372

THROCKMORTON TABATHA K & DAVID
86155 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

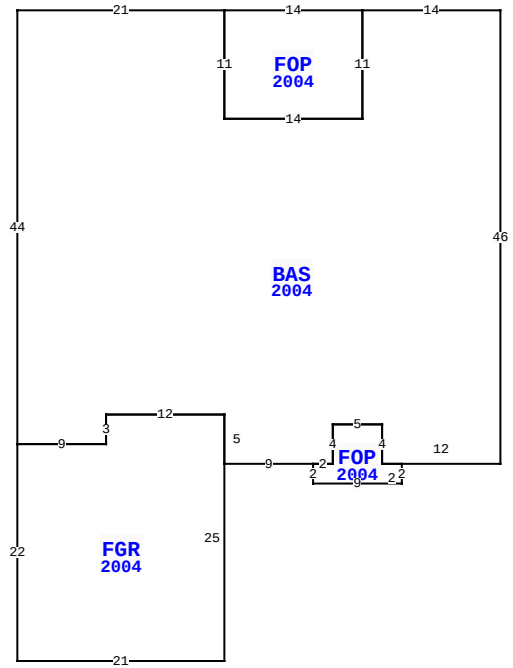
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	2,002	100	2,002	231,139
FGR	498	55	274	31,634
FOP	38	30	11	1,270
FOP	154	30	46	5,311
TOTALS	2,692		2,333	269,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,333	129.4923	123.02	287,006	2004	2010	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2002 HX Base Yr 2019



86155 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		269,355
TOTAL MARKET OB/XF VALUE		3,425
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,780
SOH/AGL Deduction		161,575
ASSESSED VALUE		166,205
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		111,205
TOTAL JUST VALUE		327,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009559	REPAIR/RRF	15,000	10/27/2017
B0515209	ABV GRND POOL	2,949	01/01/2005
M047839	H/AC	0	01/01/2004
B0312075	NEW CONSTR	150,259	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1931	12/14/2018	WD	Q	I	01	252,900
GRANTOR: ATKINS DREW H & NICHO						
GRANTEE: THROCKMORTON TABATH						
2111/1673	12/15/2016	WD	Q	I	01	151,700
GRANTOR: HOYT MICHAEL D & SHAR						
GRANTEE: ATKINS DREW H & NIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2004] S22 E21 N25 W12 S3 W9$ E9 N3 E12 S5 E9 FOP=[YR=2004] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 N46$.

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	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	2004	2004	3	84	3,425	

LAND DESCRIPTION

TOTAL OB/XF 3,425

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS