LOT 187
IN OR 1490/1302
HICKORY VILLAGE #4 PB 7/122

SMITH TIMOTHY & SHERRYL L
86039 MAPLE LEAF PL
YULEE, FL 32097

2024

42-2N-27-435H-0187-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

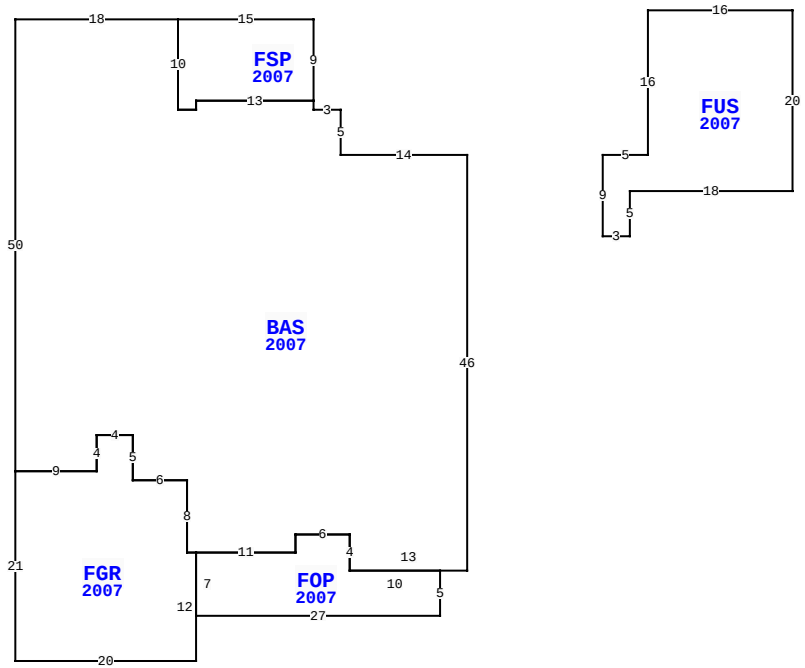
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2,406	253,701
FGR	421	55	232	24,464
FOP	181	30	54	5,694
FSP	137	40	55	5,800
FUS	355	100	355	37,433
TOTALS	3,500		3,102	327,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,102	120.1888	114.18	354,186	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2008 Heated Area: 2761 HX Base Yr 2008



86039 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	08/09/2007	JM	LAND DATE	08/09/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,091
TOTAL MARKET OB/XF VALUE		5,602
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		387,693
SOH/AGL Deduction		162,418
ASSESSED VALUE		225,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,275
TOTAL JUST VALUE		387,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18085	ELEC OTHER	2,000	09/01/2006
M12061	MECH OTHER	0	09/01/2006
P11365	OTHER	0	07/01/2006
C17750	CO ISSUED	0	05/01/2006
R09293	REPAIR/RRF	3,500	05/01/2006
B17750	NEW CONSTR	197,378	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1302	4/09/2007	WD	Q	I		320,200
GRANTOR: COPPENBARGER HOMES						
GRANTEE: SMITH TIMOTHY & SHE						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 W3 N1 FSP=[YR=2007] N9 W15 S10 E2 N1 E13$ W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N12 W1 N8 W6 N5 W4 S4 W9$ E9 N4 E4 S5 E6 S8 E1 FOP=[YR=2007] S7 E27 N5 W10 N4 W6 S2 W11$ E11 N2 E6 S4 E13 N46$ PTR=E15 FUS=[YR=2007] E5 N16 E16 S20 W18 S5 W3 N9$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2007	2007	3	88	634	
3	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2007	2007	3	88	3,148	

LAND DESCRIPTION

TOTAL OB/XF 5,602

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