LOT 189
HICKORY VILLAGE #4 PB 7/122

TU TRONG/HGUYEN NGOC THAI HA
86005 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

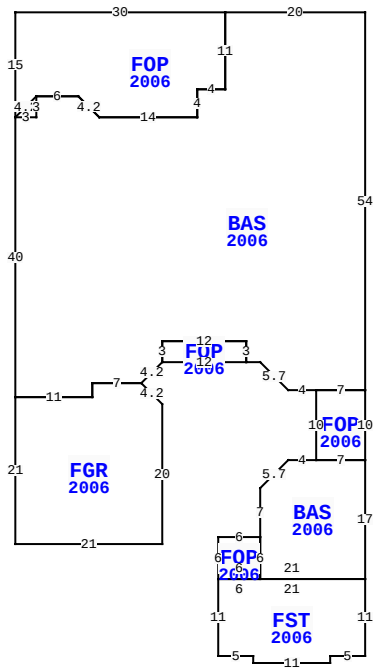
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	247	100	247	25,396
BAS	2,190	100	2,190	225,169
FGR	457	55	251	25,807
FOP	36	30	11	1,131
FOP	36	30	11	1,131
FOP	70	30	21	2,159
FOP	412	30	124	12,750
FST	242	55	133	13,675
TOTALS	3,690		2,988	307,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,988	117.8290	111.94	334,477	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2021 Heated Area: 2437 HX Base Yr 2021



86005 MAPLE LEAF PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,217
TOTAL MARKET OB/XF VALUE		7,345
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,562
SOH/AGL Deduction		95,774
ASSESSED VALUE		273,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,788
TOTAL JUST VALUE		369,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617544	ELEC OTHER	2,000	06/01/2006
M0611597	H/AC	0	06/01/2006
P11070	OTHER	0	05/01/2006
C17327	CO ISSUED	190,039	03/01/2006
B17327	NEW CONSTR	190,039	03/01/2006
R09031	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0383	4/18/2019	WD	Q	I	01	268,000
GRANTOR: RAIMONDO REVOCABLE TR						
GRANTEE: TU TRONG & NGOC THA						
1466/0243	12/18/2006	WD	Q	I		298,700
GRANTOR: COPPENBARGER HOMES						
GRANTEE: RAIMONDO JAMES T TR						

BUILDING NOTES

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	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2006	2006	3	87	992	
3	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2006	2006	3	87	3,203	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W20 S11 W4 S4 W14 U3L3 W6 D3L3 S40 E11 N2 E7 U3R3 N3 E12 S3 E2 D4R4 E4 E7 N54 $
FGR=[YR=2006;ORIG=-50,55] S21 E21 N20 U3L3 W7 S2 W11 $
FOP=[YR=2006;ORIG=-20,0] W30 S15 E3 N3 E6 D3R3 E14 N4 E4 N11 $
BAS2006=[ORIG=-7,64] W4 D4L4 S7 S6 W6 E21 N17 W7 $
FST=[YR=2006;ORIG=-21,81] S11 E5 S1 E11 N1 E5 N11 W21 $
FOP=[YR=2006;ORIG=-7,54] S10 E7 N10 W7 $
FOP2006=[ORIG=-29,50] E12 N3 W12 S3 $
FOP=[YR=2006;ORIG=-15,75] W6 S6 E6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,345

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