LOT 192
IN OR 1459/551
HICKORY VILLAGE #4 PB 7/122

ROBLES WALDEMAR & MARY A
86002 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0192-0000

BUILDING CHARACTERISTICS

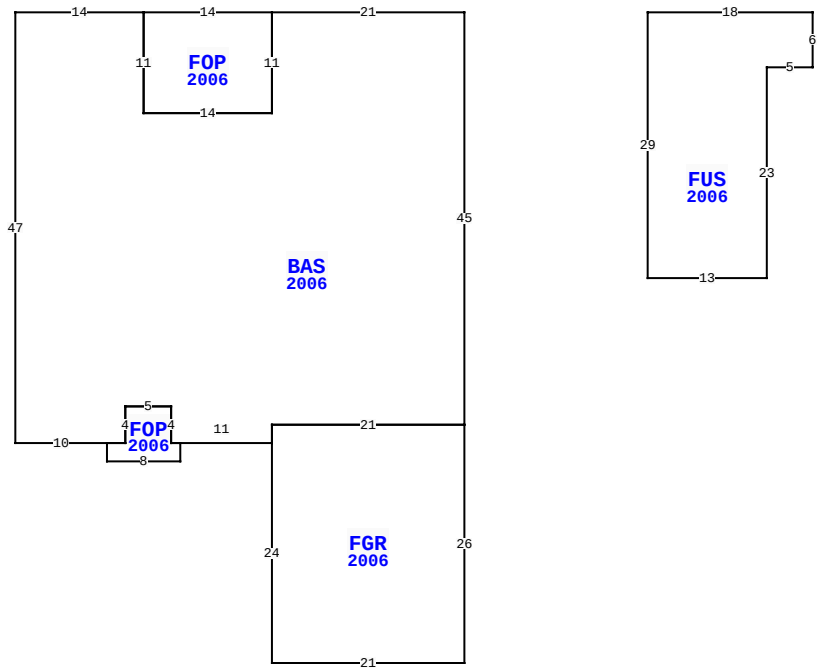
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,087	100	2,087	216,535
FGR	546	55	300	31,126
FOP	36	30	11	1,142
FOP	154	30	46	4,773
FUS	407	100	407	42,228
TOTALS	3,230		2,851	295,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,851	118.9100	112.96	322,049	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 2494 HX Base Yr



86002 MAPLE LEAF PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,802
TOTAL MARKET OB/XF VALUE		11,159
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,961
SOH/AGL Deduction		2,543
ASSESSED VALUE		359,418
TOTAL EXEMPTION VALUE	13	359,418
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		361,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611614	H/AC	0	06/01/2006
C17528	CO ISSUED	179,421	04/01/2006
B17528	NEW CONSTR	179,421	04/01/2006
E17186	ELEC OTHER	2,000	04/01/2006
P10981	OTHER	0	04/01/2006
R09152	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0551	11/15/2006	WD	Q	I		254,600
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ROBLES WALDEMAR & M						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W14 S47 E10 FOP=[YR=2006] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2006] S24 E21 N26 W21 S2$ N2 E21 N45$ PTR=E20 FUS=[YR=2006] E18 S6 W5 S23 W13 N29$ W20$.

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	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	2006	2006	3	87	3,144	
3	0476	VF 6 SBPL	0	100	0	0	251.00	LF	32.00	32.00	100	2007	2007	3	72	5,783	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432	

LAND DESCRIPTION

TOTAL OB/XF 11,159

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