

LOT 195
IN OR 2073/1177
HICKORY VILLAGE #4 PB 7/122

CHANDLER LEIGH H & CRAIG A
86020 MAPLE LEAF PL
YULEE, FL 32097

2024

42-2N-27-435H-0195-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,400	100	2,400	269,576
FGR	424	55	233	26,172
FOP	50	30	15	1,685
FOP	168	30	50	5,617
TOTALS	3,042		2,698	303,048

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
4	0476	VF 6 SBPL	0 100	0	0	248.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,698	128.7264	122.29	329,938	2006	2006	0	0	8.15	91.85	
1 SINGLE FAM - 100% - 2017 Heated Area: 2400 HX Base Yr 2017												

86020 MAPLE LEAF PL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF												
13,712												

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					303,048				
TOTAL MARKET OB/XF VALUE					13,712				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					371,760				
SOH/AGL Deduction					127,067				
ASSESSED VALUE					244,693				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					194,693				
TOTAL JUST VALUE					371,760				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					358,423				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17205	ELEC OTHER	2,000	04/01/2006
M11189	MECH OTHER	0	03/01/2006
R08966	REPAIR/RRF	3,500	02/01/2006
C17215	CO ISSUED	173,680	11/05/2005
B17215	NEW CONSTR	173,680	11/05/2005
B0516506	FOUNDATION	3,500	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2073/1177	9/16/2016	WD	Q	I	01	241,500	
GRANTOR: ATKINS DREW H & NICH0							
GRANTEE: CHANDLER LEIGH H &							
1997/1553	8/14/2015	WD	U	I	38	171,400	
GRANTOR: MOSS BRIAN J & KATHLE							
GRANTEE: ATKINS DREW H & NIC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10\$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2006] S3 E8 N5 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E12 FGR=[YR=2006] S12 E20 N21 W8 N5 W4 S6 W7 S8 W1\$ E1 N8 E7 N6 E4 S5 E8 N50\$.									

Common: 55,000 PRINTED 08/06/2024 BY SYS