LOT 199
HICKORY VILLAGE #4 PB 7/122

PLOURDE ADRIENNE L/E/
86076 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0199-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

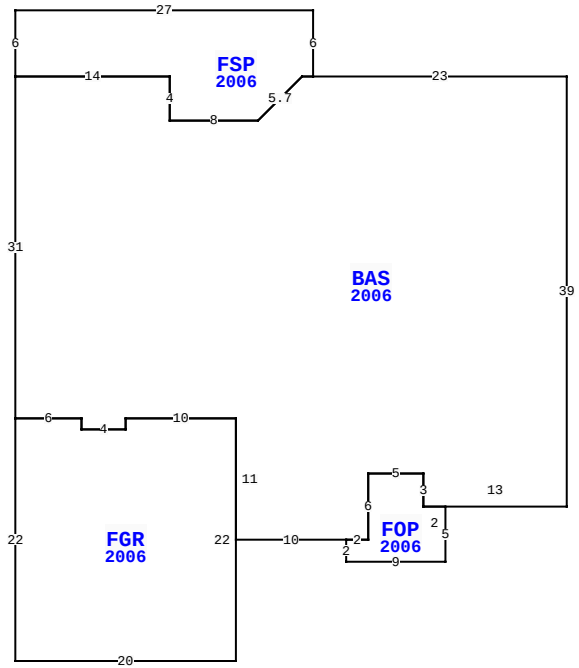
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1,775	190,261
FGR	436	55	240	25,725
FOP	54	30	16	1,715
FSP	202	40	81	8,683
TOTALS	2,467		2,112	226,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	122.8430	116.70	246,470	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 1775 HX Base Yr 2008



86076 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE
XF DATE			LAND DATE
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		226,383
TOTAL MARKET OB/XF VALUE		6,958
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,341
SOH/AGL Deduction		132,920
ASSESSED VALUE		155,421
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		100,421
TOTAL JUST VALUE		288,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516804	NEW CONSTR	0	06/13/2006
M11290	MECH OTHER	0	03/01/2006
C0516804	CO ISSUED	134,092	11/01/2005
B0516804	NEW CONSTR	134,092	11/01/2005
B0516515	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1067	6/17/2024	LE	U	I	11	100
GRANTOR: PLOURDE ADRIENNE						
GRANTEE: HALL JEFFREY						
1438/1008	8/21/2006	WD	Q	I		225,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: PLOURDE ADRIENNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] N6 W27 S6 E14 S4 E8 R4 U4 E1$ W1 D4 L4 W8 N4 W14 S31 FGR=[YR=2006] S22 E20 N22 W10 S1 W4 N1 W6$ E6S1E4N1 E10S11 E10 FOP=[YR=2006] S2 E9 N5 W2 N3 W5 S6 W2$ E2 N6 E5 S3 E13 N39$.

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	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2006	2006	3	87	653	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2006	2006	3	87	2,895	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2008	2008	3	74	3,410	

LAND DESCRIPTION

TOTAL OB/XF 6,958

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	0006	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