

LOT 204
IN OR 1227/1384
HICKORY VILLAGE #3 PB 6/372

ROBERTS FLEET III & DONNA M
86148 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0204-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 80
Interior Floor	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	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

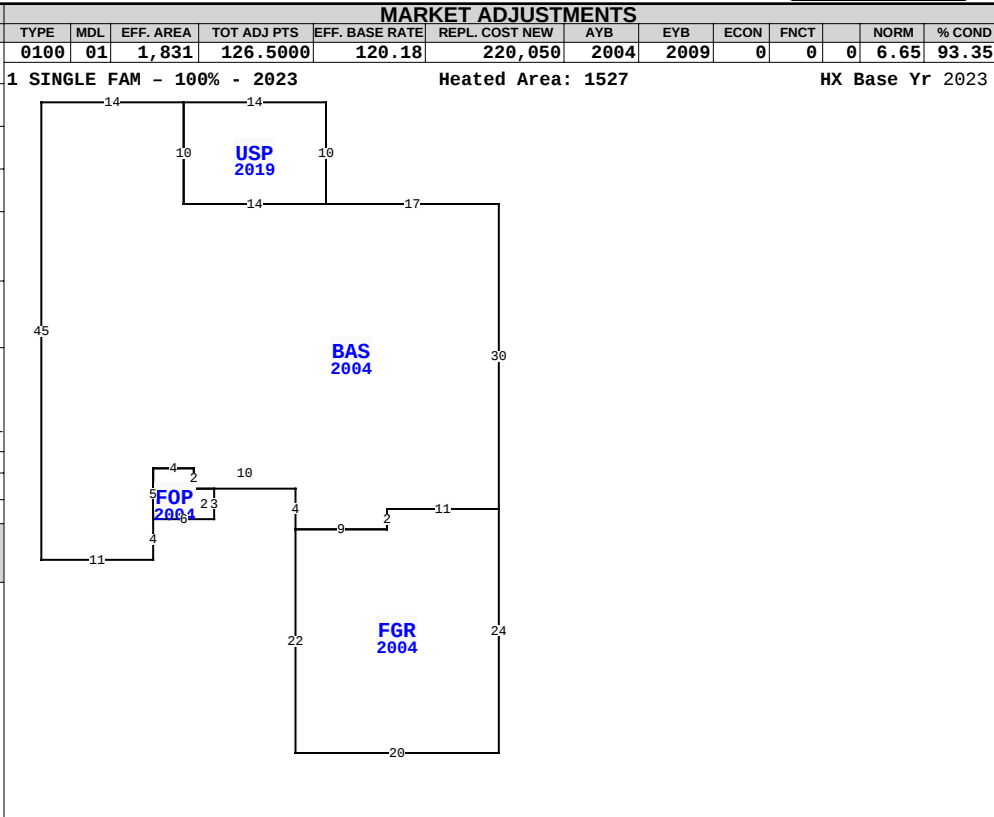
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,527	100	1,527	171,311
FGR	462	55	254	28,496
FOP	26	30	8	897
USP	140	30	42	4,712
TOTALS	2,155		1,831	205,417

EXTRA FEATURES

L N	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	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0 100	0	0	794.00	SF	5.20	5.20	100	2004	2004	3	84	3,468	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							



86148 MAPLE LEAF PL, YULEE

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

TOTAL OB/XF 6,548

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		205,417	
TOTAL MARKET OB/XF VALUE		6,548	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		266,965	
SOH/AGL Deduction		1,374	
ASSESSED VALUE		265,591	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		210,591	
TOTAL JUST VALUE		266,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002975	REPAIR/RRF	5,284	01/01/2018
E0412249	NEW CONSTR	2,000	01/01/2004
B0312072	NEW CONSTR	126,000	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1227/1384	5/04/2004	WD	Q	I		137,900	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: ROBERTS FLEET III &							
1190/0029	11/20/2003	WD	U	V	19	132,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: MATTAMY (JACKSONVIL							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W17 USP=[YR=2019] N10 W14 S10 E14\$ W14 N10 W14 S45 E11 N4 FOP=[YR=2004] E6 N3 W2 N2 W4 S5\$ N5 E4 S2 E10 S4 FGR=[YR=2004] S22 E20 N24 W11 S2 W9\$ E9 N2 E11 N30\$.	