

LOT 206
IN OR 2180/249
HICKORY VILLAGE #3 PB 6/372

PIRAINO JESSICA E/BERNARD AUSTIN R
86174 MAPLE LEAF PL
YULEE, FL 32097

2024

42-2N-27-435H-0206-0000



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 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
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NEIGHBORHOOD/LOC	4047.00
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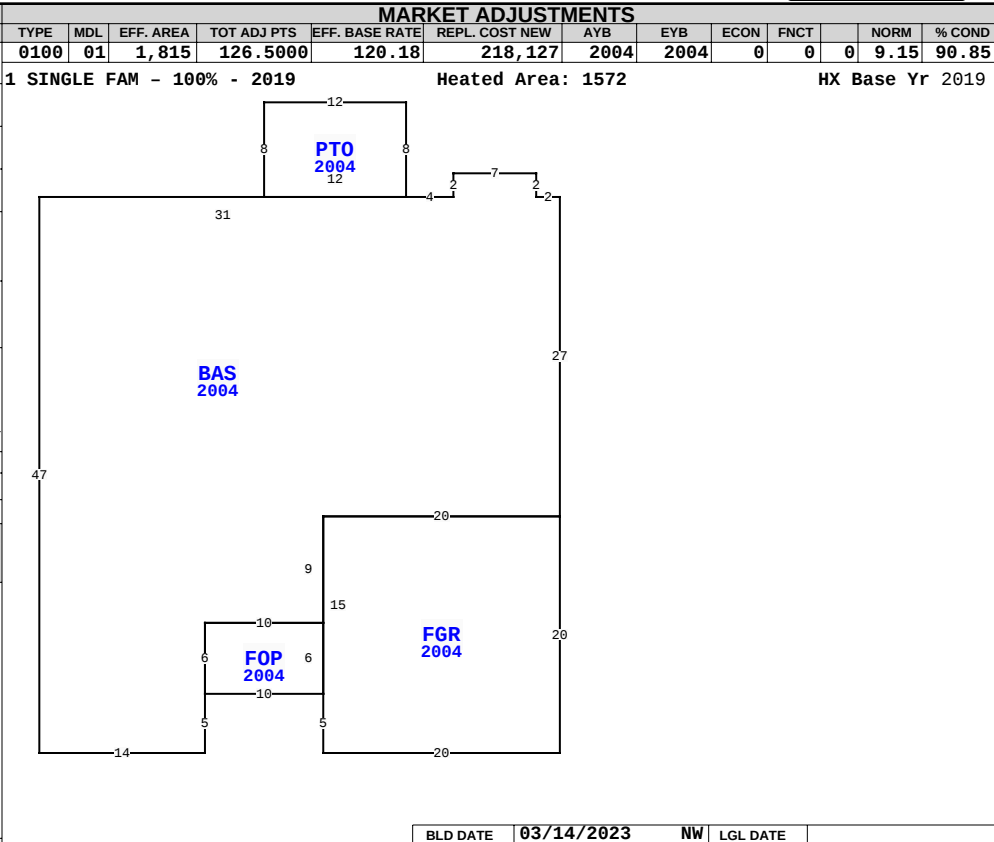
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	171,637
FGR	400	55	220	24,021
FOP	60	30	18	1,965
PTO	96	5	5	546
TOTALS	2,128		1,815	198,168

EXTRA FEATURES				
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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	730.00	SF	5.20	5.20	100	2004	2004	3	84	3,189	
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2004	2004	3	64	4,096	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
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86174 MAPLE LEAF PL, YULEE

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

TOTAL OB/XF																	
10,557																	

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		
Tax Dist:		
BUILDING MARKET VALUE		198,168
TOTAL MARKET OB/XF VALUE		10,557
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,725
SOH/AGL Deduction		88,731
ASSESSED VALUE		174,994
TOTAL EXEMPTION VALUE		50,000
HX HB		
BASE TAXABLE VALUE		124,994
TOTAL JUST VALUE		263,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412286	NEW CONSTR	0	02/06/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2180/0249	2/26/2018	WD Q	I	01		190,000	
GRANTOR: GOSS CASEY & KELLY MA							
GRANTEE: PIRAINO JESSICA E &							
2100/0745	11/29/2016	WD U	I	11		100	
GRANTOR: MOON BRANDY A							
GRANTEE: GOSS CASEY & KELLY							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2004] W2 N2 W7 S2 W4 PTO=[YR=2004] N8 W12 S8 E12\$ W31 S47 E14 N5 FOP=[YR=2004] E10 FGR=[YR=2004] S5 E20 N20 W20 S15\$ N6 W10 S6\$ N6 E10 N9 E20 N27\$.							