

LOT 207
IN OR 2096/463
HICKORY VILLAGE #3 PB 6/372

CHANEY JOHN C
86184 MAPLE LEAF
YULEE, FL 32097

2024

42-2N-27-435H-0207-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 70	0100	01	2,209	126.1113	119.81	264,660	2005	2005	0	0	8.65	91.35	STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2018													Heated Area: 1935													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2018													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	15	HARDTILE 30																											
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	1,935	100	1,935	211,779																									
FGR	380	55	209	22,874																									
FOP	40	30	12	1,314																									
FSP	133	40	53	5,801																									
TOTALS			2,488	2,209	241,767																								
EXTRA FEATURES			86184 MAPLE LEAF PL, YULEE																										
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	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	2005	2005	3	86	3,587													
2	0855	CONC PAVER	0	100	22	3	66.00	SF	7.00	7.00	100	2005	2005	3	86	397													
3	0811	CONCRETE B	0	100	0	0	610.00	SF	5.20	5.20	100	2012	2012	3	93	2,950													
4	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2012	2012	3	83	1,540													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0003	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																													