

LOT 209
IN OR 1373/1225
HICKORY VILLAGE #3 PB 6/372

GEORGE CLEVETTE J & GEBIER W
86198 MAPLE LEAF PLACE
YULEE, FL 32097

2024

42-2N-27-435H-0209-0000



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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

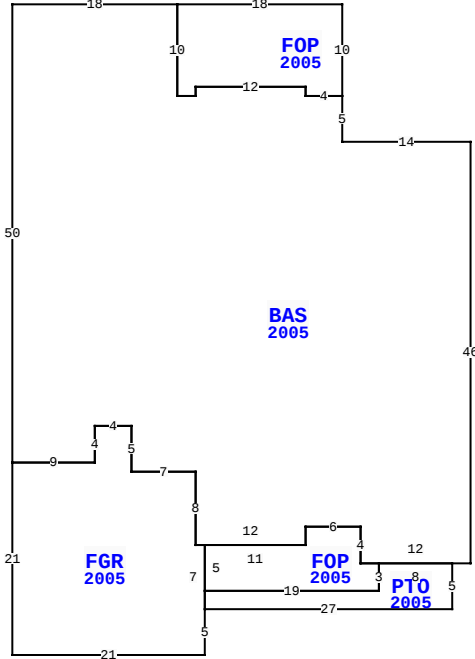
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	259,318
FGR	441	55	243	26,311
FOP	103	30	31	3,356
FOP	168	30	50	5,414
PTO	78	5	4	433
TOTALS	3,185		2,723	294,833

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20
3	0855	CONC PAVER	0	100	21	3	63.00	SF	7.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	121.4400	115.37	314,153	2005	2010	0	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2006												
Heated Area: 2395												
HX Base Yr 2006												



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

86198 MAPLE LEAF PL, YULEE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
294,833									
TOTAL MARKET OB/XF VALUE									
6,817									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
356,650									
SOH/AGL Deduction									
171,958									
ASSESSED VALUE									
184,692									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
134,692									
TOTAL JUST VALUE									
356,650									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
343,474									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008979	REPAIR/RRF	26,736	10/29/2020
M0509698	H/AC	0	05/01/2005
B14569	NEW CONSTR	174,200	02/01/2005
E14444	ELEC OTHER	2,000	02/01/2005
P09086	OTHER	0	02/01/2005
R07237	REPAIR/RRF	3,500	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1373/1225	12/13/2005	WD	Q	I		235,400	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: GEORGE CLEVETTE J &							
1282/0060	12/17/2004	WD	U	V	19	132,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 N5 FOP=[YR=2005] N10 W18 S10 E2 N1 E12 S1									
E4\$ W4 N1 W12 S1 W2 N10 W18 S50 FGR=[YR=2005] S21 E21 N5									
PTO=[YR=2005] E27 N5 W8 FOP=[YR=2005] W2 N4 W6 S2 W11 S5 E19									
N3\$ S3 W19 S2\$ N7 W1 N8 W7 N5 W4 S4 W9\$ E9 N4 E4 S5 E7 S8 E12									
N2 E6 S4 E12 N46\$.									

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
TOTAL OB/XF 6,817									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		