LOT 114
HICKORY VILLAGE #3 PB 6/372

BROWN ANDREW & DIANA
86129 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

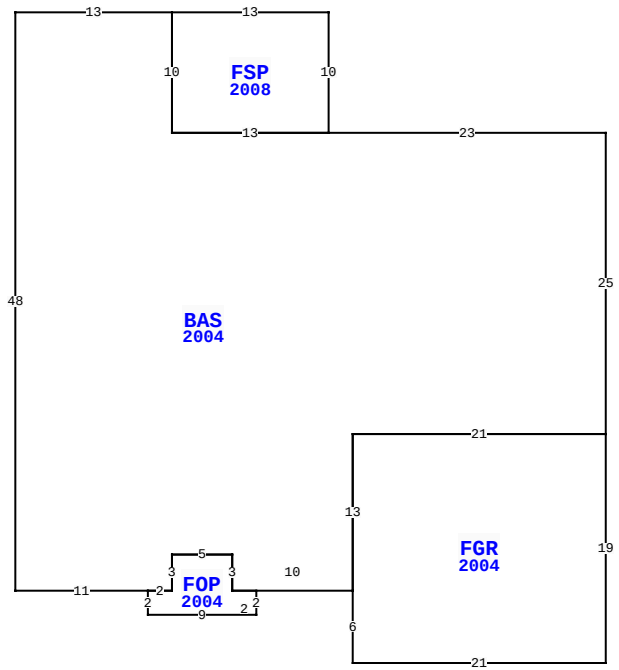
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2004	1,704	189,120
FGR	399	55	2004	219	24,306
FOP	33	30	2004	10	1,109
FSP	130	40	2008	52	5,772
TOTALS	2,266			1,985	220,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,985	122.8430	122.84	243,837	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1704 HX Base Yr



86129 MAPLE LEAF PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,307
TOTAL MARKET OB/XF VALUE		37,829
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,136
SOH/AGL Deduction		0
ASSESSED VALUE		313,136
TOTAL EXEMPTION VALUE	13	313,136
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		313,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001101	XFOB	17,357	02/01/2018
B21293	XFOB	7,928	04/01/2008
E0412247	NEW CONSTR	2,000	01/01/2004
M047859	H/AC	0	01/01/2004
B0312071	NEW CONSTR	126,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0499	3/22/2019	WD	Q	I	02	253,000
GRANTOR: SMITH MICHAEL P & STA						
GRANTEE: BROWN ANDREW & DIAN						
2146/0401	9/15/2017	WD	Q	I	02	197,000
GRANTOR: STARK MICHAEL L						
GRANTEE: SMITH MICHAEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2008] N10 W13 S10 E13$ W13 N10 W13 S48 E11 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E10 FGR=[YR=2004] S6 E21 N19 W21 S13$ N13 E21 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2004	2004	3	83	3,254	
3	0911	SCRN RM A	0	100	0	0	756.00	SF	17.50	17.50	100	2018	2018	3	78	10,319	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	81	19,829	
5	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2017	2017	3	96	1,382	

LAND DESCRIPTION

TOTAL OB/XF 37,829

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	RES	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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS