

LOT 187
IN OR 1490/1302
HICKORY VILLAGE #4 PB 7/122

SMITH TIMOTHY & SHERRYL L
86039 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0187-0000



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,406	100	2007	2,406	265,609
FGR	421	55	2007	232	25,611
FOP	181	30	2007	54	5,961
FSP	137	40	2007	55	6,071
FUS	355	100	2007	355	39,190
TOTALS	3,500			3,102	342,443

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0855	CONC PAVER	0	100	0	0		72.00	SF 10.00
3	0811	CONCRETE B	0	100	0	0		688.00	SF 5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,102	120.1888	120.19	372,829	2007	2007	0	0
1 SINGLE FAM - 100% - 2008									
Heated Area: 2761									
HX Base Yr 2008									

86039 MAPLE LEAF PL, YULEE									
BLD DATE	03/14/2023	NW	LGL DATE						
XF DATE	08/09/2007	JM	LAND DATE	08/09/2007	JM				
INC DATE			AG DATE						

TOTAL OB/XF									
5,539									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					342,443				
TOTAL MARKET OB/XF VALUE					5,539				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					402,982				
SOH/AGL Deduction					171,174				
ASSESSED VALUE					231,808				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					181,086				
TOTAL JUST VALUE					402,982				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					387,693				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18085	ELEC OTHER	2,000	09/01/2006
M12061	MECH OTHER	0	09/01/2006
P11365	OTHER	0	07/01/2006
C17750	CO ISSUED	0	05/01/2006
R09293	REPAIR/RRF	3,500	05/01/2006
B17750	NEW CONSTR	197,378	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/1302	4/09/2007	WD	Q	I		320,200	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: SMITH TIMOTHY & SHE							
1341/1627	8/15/2005	WD	U	V	19	2,400,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2007] W14 N5 W3 N1 FSP=[YR=2007] N9 W15 S10 E2 N1 E13\$ W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N12 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E1 FOP=[YR=2007] S7 E27 N5 W10 N4 W6 S2 W11\$ E11 N2 E6 S4 E13 N46\$ PTR=E15 FUS=[YR=2007] E5 N16 E16 S20 W18 S5 W3 N9\$ W15\$.									