LOT 188
HICKORY VILLAGE #4 PB 7/122

WILLIS KRISTEN NICOLE & RYAN
86027 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0188-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

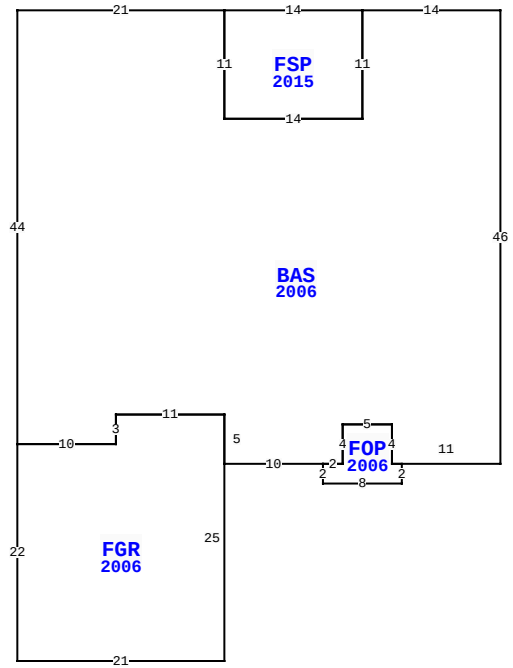
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2006	2,005	226,067
FGR	495	55	2006	272	30,668
FOP	36	30	2006	11	1,240
FSP	154	40	2015	62	6,991
TOTALS	2,690			2,350	264,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	120.5890	120.59	283,386	2006	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2005 HX Base Yr 2024



86027 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		264,966
TOTAL MARKET OB/XF VALUE		7,178
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,144
SOH/AGL Deduction		2,628
ASSESSED VALUE		324,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,794
TOTAL JUST VALUE		327,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002073	REPAIR/RRF	24,400	03/19/2020
C0516783	CO ISSUED	150,447	02/01/2006
B0516783	NEW CONSTR	150,447	02/01/2006
M10993	TANKS/BLRS	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/0935	2/28/2023	WD	Q	I	01	372,000
GRANTOR: KRATOCHVIL JASON A &						
GRANTEE: WILLIS KRISTEN NICO						
1991/1475	7/16/2015	WD	Q	I	01	205,000
GRANTOR: FLANAGAN JAMES D & RE						
GRANTEE: KRATOCHVIL JASON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FSP=[YR=2015] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 $ E10 N3 E11 S5 E10 FOP=[YR=2006] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 N46$.

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	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2006	2006	3	86	3,493	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	
3	0476	VF 6 SBPL	0	100	120	0	120.00	LF	32.00	32.00	100	2013	2013	3	83	3,187	

LAND DESCRIPTION

TOTAL OB/XF 7,178

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS