LOT 193
HICKORY VILLAGE #4 PB 7/122

BROOKS DONALD
86006 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0193-0000

BUILDING CHARACTERISTICS

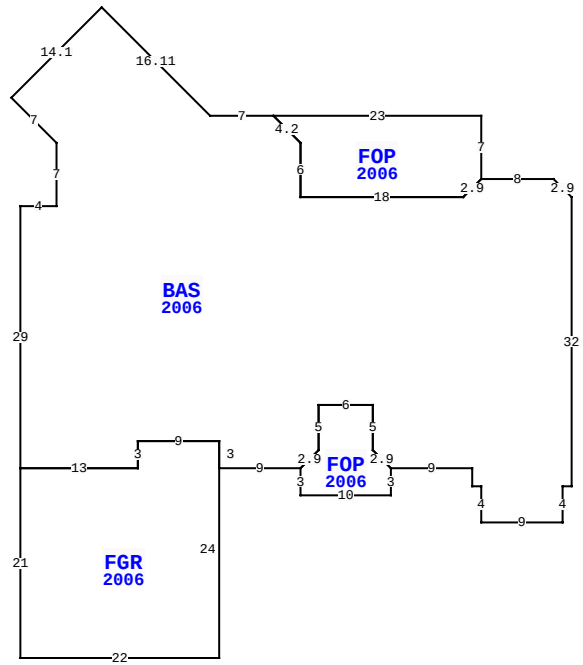
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,214	100	2006	2,214	243,387
FGR	489	55	2006	269	29,571
FOP	76	30	2006	23	2,529
FOP	183	30	2006	55	6,046
TOTALS	2,962			2,561	281,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	120.3360	120.34	308,191	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 2214 HX Base Yr



86006 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE
XF DATE	10/06/2006	JM	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	281,532
TOTAL MARKET OB/XF VALUE	8,682
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	345,214
SOH/AGL Deduction	10,731
ASSESSED VALUE	334,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,483
TOTAL JUST VALUE	345,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16902	CO ISSUED	0	03/01/2006
B16902	NEW CONSTR	0	03/01/2006
M11288	MECH OTHER	0	03/01/2006
P10872	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0346	6/30/2020	WD	Q	I	01	250,000
GRANTOR: SHELTON SALADIN SR &						
GRANTEE: BROOKS DONALD						
1863/0204	6/14/2013	WD	Q	I	02	200,000
GRANTOR: TOBIN ERIC & KATHLEEN						
GRANTEE: SHELTON SALADIN SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W8 FOP=[YR=2006] N7 W23 D3 R3 S6 E18 U2 R2 $ L2 D2 W18 N6 L3 U3 W7 U12 L12 L10 D10 D5 R5 S7 W4 S29 FGR=[YR=2006] S21 E22 N24 W9 S3 W13$ E13 N3 E9 S3 E9 FOP=[YR=2006] S3 E10 N3 L2 U2 N5 W6 S5 D2 L2 $ R2 U2 N5 E6 S5 D2 R2 E9 S2 E1 S4 E9 N4 E1 N32$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	0	40	3	120.00	SF	10.00	10.00	100	2006	2006	3	86	1,032	
3	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20	5.20	100	2006	2006	3	86	3,220	
4	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2007	2007	3	69	2,650	

LAND DESCRIPTION

TOTAL OB/XF 8,682

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	0		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 07/30/2025 BY SYS