



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	13	LVT/LAMNT 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	1,923	100	2006	1,923	216,579
FGR	528	55	2006	290	32,661
FOP	39	30	2006	12	1,351
FOP	128	30	2006	38	4,280
TOTALS	2,618			2,263	254,871

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0476	VF 6 SBPL	0	0	0	0	171.00	LF	32.00	32.00	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	
3	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,263	123.2938	123.29	279,005	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 0% - 2024 Heated Area: 1923 HX Base Yr											

86010 MAPLE LEAF PL, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
171.00	LF	32.00	32.00	100	2006	2006	3	66	3,612				
2.00	UT	300.00	300.00	100	2006	2006	3	66	396				
576.00	SF	5.20	5.20	100	2006	2006	3	86	2,576				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										254,871	
TOTAL MARKET OB/XF VALUE										6,584	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										316,455	
SOH/AGL Deduction										0	
ASSESSED VALUE										316,455	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										316,455	
TOTAL JUST VALUE										316,455	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										305,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516661	CO ISSUED	143,362	10/01/2005
B0516661	NEW CONSTR	143,362	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2667/1675	9/12/2023	WD	Q	I	01	360,000	
GRANTOR:VOLZ BLAKE & VOLZ DAN							
GRANTEE:YAMASA CO LTD							
2594/0754	10/03/2022	WD	Q	I	01	364,000	
GRANTOR: STEWARD LARRY W & MEL							
GRANTEE:VOLZ BLAKE & DANIEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2\$ E2 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2\$ E2 N2 E12 N6 E8 N34\$.											