LOT 195
IN OR 2073/1177
HICKORY VILLAGE #4 PB 7/122

CHANDLER LEIGH H & CRAIG A
86020 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0195-0000

BUILDING CHARACTERISTICS

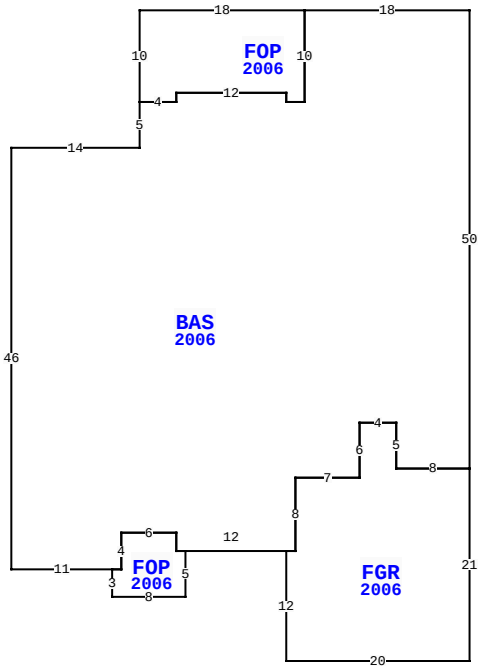
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,400	100	2006	2,400	282,228
FGR	424	55	2006	233	27,400
FOP	50	30	2006	15	1,764
FOP	168	30	2006	50	5,880
TOTALS	3,042			2,698	317,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,698	128.7264	128.73	347,314	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2400 HX Base Yr 2017



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

86020 MAPLE LEAF PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,271
TOTAL MARKET OB/XF VALUE		13,477
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,748
SOH/AGL Deduction		133,959
ASSESSED VALUE		251,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,067
TOTAL JUST VALUE		385,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17205	ELEC OTHER	2,000	04/01/2006
M11189	MECH OTHER	0	03/01/2006
R08966	REPAIR/RRF	3,500	02/01/2006
C17215	CO ISSUED	173,680	11/05/2005
B17215	NEW CONSTR	173,680	11/05/2005
B0516506	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/1177	9/16/2016	WD	Q	I	01	241,500
GRANTOR: ATKINS DREW H & NICHO						
GRANTEE: CHANDLER LEIGH H &						
1997/1553	8/14/2015	WD	U	I	38	171,400
GRANTOR: MOSS BRIAN J & KATHLE						
GRANTEE: ATKINS DREW H & NIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10$ S10 W2 N1 W12 S1 W4 S5 W14 S46 E11 FOP=[YR=2006] S3 E8 N5 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E12 FGR=[YR=2006] S12 E20 N21 W8 N5 W4 S6 W7 S8 W1$ E1 N8 E7 N6 E4 S5 E8 N50$.

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	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2006	2006	3	86	593	
3	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	86	3,023	
4	0476	VF 6 SBPL	0	100	0	0	248.00	LF	32.00	32.00	100	2014	2014	3	85	6,746	

LAND DESCRIPTION

TOTAL OB/XF 13,477

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS