

LOT 197
IN OR 1553/1079
HICKORY VILLAGE #4 PB 7/122

ROBLES-REYES REMIGIO/ROBLES WALDEMAR
86048 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0197-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 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	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,077	100	2007	2,077	225,531
FGR	462	55	2007	254	27,581
FOP	68	30	2007	20	2,171
FOP	263	30	2007	79	8,578
TOTALS	2,870			2,430	263,862

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	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	0	0	0		657.00	SF	5.20				2,972	
2	0855	CONC PAVER	0	0	28	3		84.00	SF	10.00				731	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00				3,150	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,430	118.2223	118.22	287,275	2007	2007	0	0	8.15	91.85	
1 SINGLE FAM - 0% - 0 Heated Area: 2077 HX Base Yr												

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

86048 MAPLE LEAF PL, YULEE												
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			263,862
TOTAL MARKET OB/XF VALUE			6,853
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			325,715
SOH/AGL Deduction			15,264
ASSESSED VALUE			310,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			310,451
TOTAL JUST VALUE			325,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19761	ELEC OTHER	2,000	08/01/2007
M13138	MECH OTHER	0	07/01/2007
P12316	OTHER	0	04/01/2007
C17449	CO ISSUED	0	03/01/2006
B17449	NEW CONSTR	153,572	03/01/2006
R09097	REPAIR/RRF	3,500	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1553/1079	3/03/2008	WD Q	I		
GRANTOR: COPPENBARGER HOMES					
GRANTEE: ROBLES-REYES REMIGI					
1341/1627	8/15/2005	WD U	V	19	
GRANTOR: MARSH CREEK DEVELOPME					
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007] W13 N2 FOP=[YR=2007] N9 W27 S11 E10 N2 E17\$ W17 S2 W20 S36 FGR=[YR=2007] S22 E21 N22 W21\$ E21 S9 E9 FOP=[YR=2007] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 N45\$.					