LOT 199
HICKORY VILLAGE #4 PB 7/122

MCKENDREE LEISA & MICHAEL
86076 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0199-0000

BUILDING CHARACTERISTICS

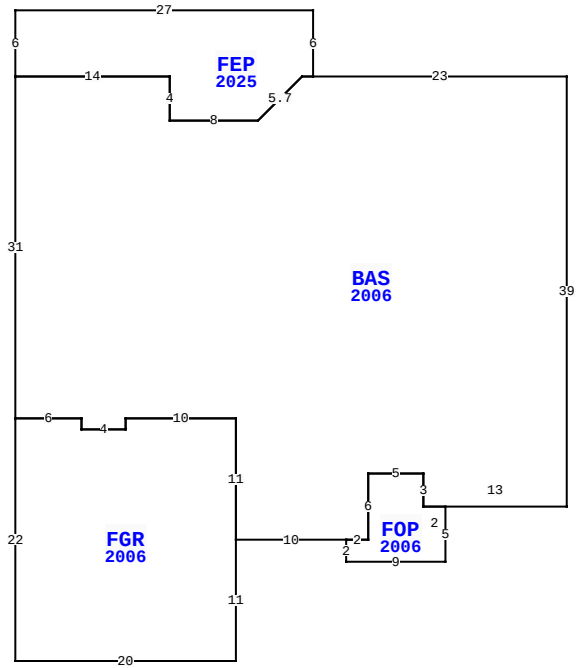
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,775	100	2006	1,775	206,867
FEP	202	80	2025	162	18,880
FGR	436	55	2006	240	27,970
FOP	54	30	2006	16	1,864
TOTALS	2,467			2,193	255,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	127.5764	127.58	279,783	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2025 Heated Area: 1775 HX Base Yr 2025



86076 MAPLE LEAF PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,582
TOTAL MARKET OB/XF VALUE		6,825
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,407
SOH/AGL Deduction		137,989
ASSESSED VALUE		179,418
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		123,696
TOTAL JUST VALUE		317,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516804	NEW CONSTR	0	06/13/2006
C0516804	CO ISSUED	134,092	11/01/2005
B0516804	NEW CONSTR	134,092	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1668	11/25/2024	WD	Q	I	01	333,500
GRANTOR: PLOURDE ADRIENNE L/E						
GRANTEE: MCKENDREE LEISA & M						
2719/1067	6/17/2024	LE	U	I	11	100
GRANTOR: PLOURDE ADRIENNE						
GRANTEE: HALL JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W23 W1 D4L4 W8 N4 W14 S31 E6 S1 E4 N1 E10 S11 E10 E2 N6 E5 S3 E13 N39 $
FGR=[YR=2006;ORIG=-50,31] S22 E20 N11 N11 W10 S1 W4 N1 W6 $
FEP=[YR=2025;ORIG=-23,0] N6 W27 S6 E14 S4 E8 U4R4 E1 $
FOP=[YR=2006;ORIG=-20,42] S2 E9 N5 W2 N3 W5 S6 W2 $
.

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	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2006	2006	3	86	645	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2006	2006	3	86	2,862	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2008	2008	3	72	3,318	

LAND DESCRIPTION

TOTAL OB/XF 6,825

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	0006	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 10/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS