LOT 200
HICKORY VILLAGE #4 PB 7/122

NIVEN MICHAEL R & SARAH A
86090 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0200-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

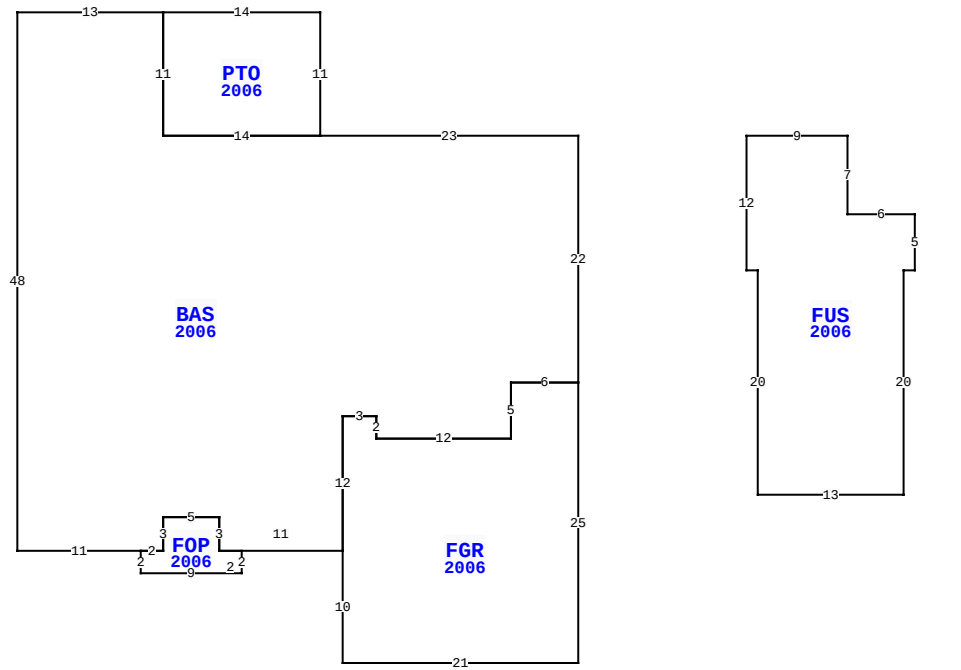
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2006	1,732	197,882
FGR	456	55	2006	251	28,677
FOP	33	30	2006	10	1,143
FUS	398	100	2006	398	45,472
PTO	154	5	2006	8	914
TOTALS	2,773			2,399	274,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	125.5478	125.55	301,194	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2130 HX Base Yr 2024



86090 MAPLE LEAF PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,087
TOTAL MARKET OB/XF VALUE		3,537
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,624
SOH/AGL Deduction		2,947
ASSESSED VALUE		329,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,955
TOTAL JUST VALUE		332,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11570	MECH OTHER	0	05/01/2006
E17223	ELEC OTHER	2,000	04/01/2006
C17405	CO ISSUED	149,285	03/01/2006
B17405	NEW CONSTR	149,285	03/01/2006
P10888	OTHER	0	03/01/2006
R09070	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1093	5/22/2023	WD	Q	I	01	370,000
GRANTOR: BOWEN CHARLES RICHARD						
GRANTEE: NIVEN MICHAEL R & S						
2111/1635	3/28/2017	WD	Q	I	01	209,000
GRANTOR: NICKELSON ANNA						
GRANTEE: BOWEN CHARLES RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N11 W14 S11 E14$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12$ N12 E3 S2 E12 N5 E6 N22$ PTR=[YR=2006] E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12$ W15$.

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	0811	CONCRETE B	0	100	0	0	791.00	SF	5.20	5.20	100	2006	2006	3	86	3,537	

LAND DESCRIPTION

TOTAL OB/XF 3,537

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