LOT 203
IN OR 1315/1782
HICKORY VILLAGE #3 PB 6/372

SALONEN JANI P & TAMMIE
86134 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0203-0000

BUILDING CHARACTERISTICS

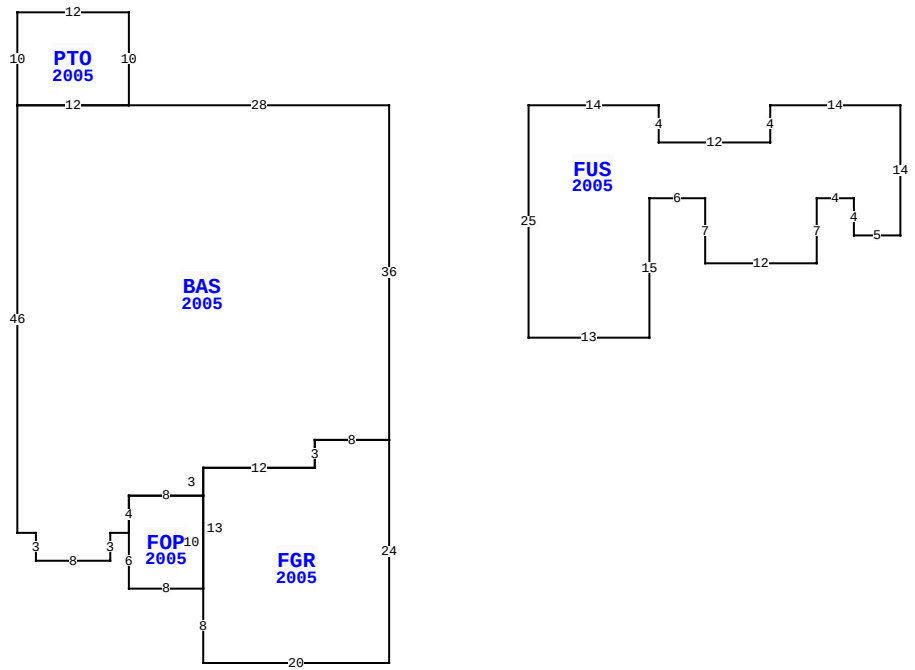
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,668	100	2005	1,668	195,908
FGR	444	55	2005	244	28,658
FOP	80	30	2005	24	2,819
FUS	651	100	2005	651	76,460
PTO	120	5	2005	6	705
TOTALS	2,963			2,593	304,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	129.2784	129.28	335,223	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2006 Heated Area: 2319 HX Base Yr 2006



86134 MAPLE LEAF PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,550
TOTAL MARKET OB/XF VALUE		13,739
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		373,289
SOH/AGL Deduction		166,461
ASSESSED VALUE		206,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,106
TOTAL JUST VALUE		373,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617956	SWIM POOL	26,000	06/01/2006
B0412786	NEW CONSTR	180,000	05/01/2004
R046141	REPAIR/RRF	3,500	05/01/2004
B0412706	FOUNDATION	3,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1782	5/09/2005	WD	Q	I		251,000
GRANTOR: WEEMS JOHN K & LINDA						
GRANTEE: SALONEN JANI P & TA						
1305/0179	3/29/2005	WD	Q	I		241,800
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WEEMS JOHN K & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 PTO=[YR=2005] N10 W12 S10 E12$ W12 S46 E2 S3 E8 N3 E2 FOP=[YR=2005] S6 E8 FGR=[YR=2005] S8 E20 N24 W8 S3 W12 S13$ N10 W8 S4$ N4 E8 N3 E12 N3 E8 N36$ PTR=E15 FUS=[YR=2005] E14 S4 E12 N4 E14 S14 W5 N4 W4 S7 W12 N7 W6 S15 W13 N25$ 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	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2005	2005	3	84	378	
2	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20	5.20	100	2005	2005	3	84	3,053	
3	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2007	2007	3	87	2,610	
4	0866	POOL FIBER	0	100	0	0	396.00	SF	72.00	72.00	100	2007	2007	3	27	7,698	

LAND DESCRIPTION

TOTAL OB/XF 13,739

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