LOT 204
IN OR 1227/1384
HICKORY VILLAGE #3 PB 6/372

ROBERTS FLEET III & DONNA M
86148 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0204-0000

BUILDING CHARACTERISTICS

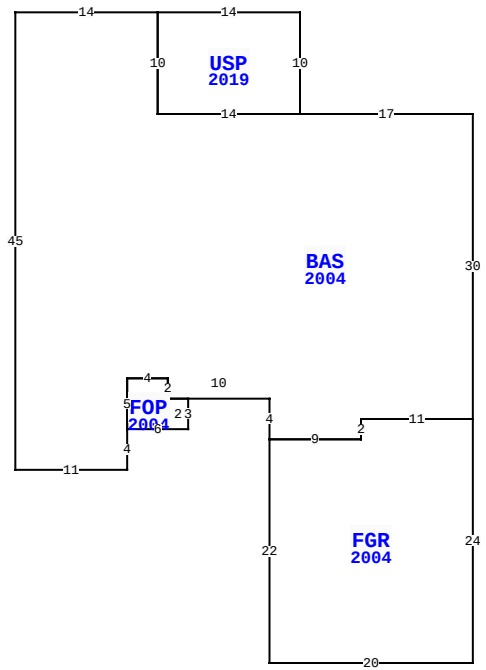
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,527	100	2004	1,527	179,355
FGR	462	55	2004	254	29,834
FOP	26	30	2004	8	940
USP	140	30	2019	42	4,933
TOTALS	2,155			1,831	215,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	126.5000	126.50	231,622	2004	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1527 HX Base Yr 2023



86148 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		215,061
TOTAL MARKET OB/XF VALUE		6,472
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,533
SOH/AGL Deduction		3,240
ASSESSED VALUE		273,293
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		217,571
TOTAL JUST VALUE		276,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002975	REPAIR/RRF	5,284	01/01/2018
E0412249	NEW CONSTR	2,000	01/01/2004
B0312072	NEW CONSTR	126,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1384	5/04/2004	WD	Q	I		137,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ROBERTS FLEET III &						
1190/0029	11/20/2003	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 USP=[YR=2019] N10 W14 S10 E14$ W14 N10 W14 S45 E11 N4 FOP=[YR=2004] E6 N3 W2 N2 W4 S5$ N5 E4 S2 E10 S4 FGR=[YR=2004] S22 E20 N24 W11 S2 W9$ E9 N2 E11 N30$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	2004	2004	3	83	3,427	

LAND DESCRIPTION

TOTAL OB/XF 6,472

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 01/13/2020 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS