LOT 205
IN OR 2159/528
HICKORY VILLAGE #3 PB 6/372

MCGOWAN PATRICK M & KATRINA M
86164 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0205-0000

BUILDING CHARACTERISTICS

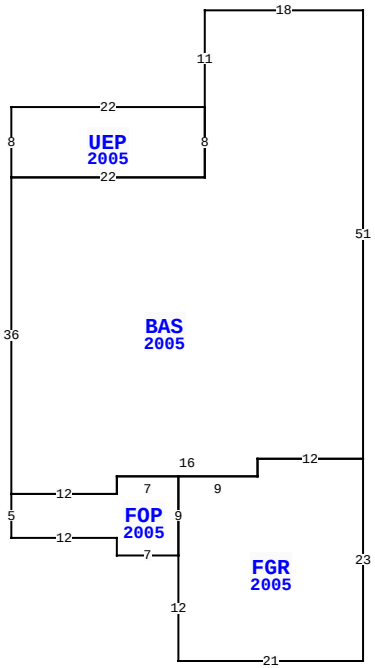
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,702	100	2005	1,702	189,944
FGR	465	55	2005	256	28,570
FOP	123	30	2005	37	4,129
UEP	176	60	2005	106	11,830
TOTALS	2,466			2,101	234,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	122.8430	122.84	258,087	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1702 HX Base Yr 2019



86164 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		234,472
TOTAL MARKET OB/XF VALUE		3,429
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,901
SOH/AGL Deduction		95,909
ASSESSED VALUE		196,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,270
TOTAL JUST VALUE		292,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413495	NEW CONSTR	0	02/01/2005
M0509211	MECH OTHER	0	02/01/2005
E0414101	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0528	11/21/2017	WD	Q	I	01	194,900
GRANTOR: CASTIAUX JOSEPH A JR						
GRANTEE: MCGOWAN PATRICK M &						
1363/0481	10/31/2005	WD	Q	I		214,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: CASTIAUX JOSEPH A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W18 S11 S8 W22 S36 E12 N2 E16 N2 E12 N51 $
FGR=[YR=2005;ORIG=-21,62] S12 E21 N23 W12 S2 W9 S9 $
UEP=[YR=2005;ORIG=-18,11] W22 S8 E22 N8 $
FOP=[YR=2005;ORIG=-40,55] S5 E12 S2 E7 N9 W7 S2 W12 $
.

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	692.00	SF	5.20	5.20	100	2005	2005	3	84	3,023	
2	0855	CONC PAVER	0	100	23	3	69.00	SF	7.00	7.00	100	2005	2005	3	84	406	

LAND DESCRIPTION

TOTAL OB/XF 3,429

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS