

LOT 206
IN OR 2180/249
HICKORY VILLAGE #3 PB 6/372

PIRAINO JESSICA E/BERNARD AUSTIN R
86174 MAPLE LEAF PL
YULEE, FL 32097

2025

42-2N-27-435H-0206-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BAS	1,572	100
FGR	400	55
FOP	60	30
PTO	96	5
TOTALS	2,128	1,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,815	126.5000	126.50	229,598	2004	2004	0	0	9.65	90.35
1 SINGLE FAM - 100% - 2019 Heated Area: 1572 HX Base Yr 2019											
TOTALS	2,128		1,815	207,442							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2004
2	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	100	2004
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	100	2004
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	100	2004

86174 MAPLE LEAF PL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	
TOTAL OB/XF 10,283					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	207,442		
TOTAL MARKET OB/XF VALUE	10,283		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	272,725		
SOH/AGL Deduction	92,656		
ASSESSED VALUE	180,069		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	129,347		
TOTAL JUST VALUE	272,725		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,725		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412286	NEW CONSTR	0	02/06/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2180/0249	2/26/2018	WD Q	I 01
GRANTOR: GOSS CASEY & KELLY MA			
GRANTEE: PIRAINO JESSICA E &			
2100/0745	11/29/2016	WD U	I 11
GRANTOR: MOON BRANDY A			
GRANTEE: GOSS CASEY & KELLY			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2004] W2 N2 W7 S2 W4 PTO=[YR=2004] N8 W12 S8 E12\$ W31 S47 E14 N5 FOP=[YR=2004] E10 FGR=[YR=2004] S5 E20 N20 W20 S15\$ N6 W10 S6\$ N6 E10 N9 E20 N27\$.			