LOT 207
IN OR 2096/463
HICKORY VILLAGE #3 PB 6/372

CHANEY JOHN C
86184 MAPLE LEAF
YULEE, FL 32097

2025

42-2N-27-435H-0207-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

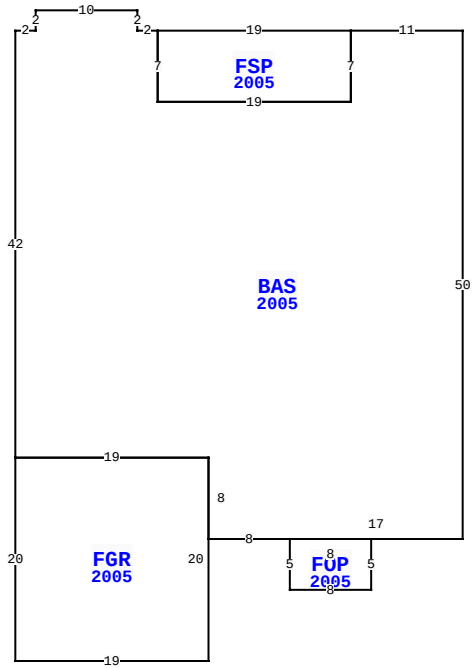
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,935	100	2005	1,935	221,695
FGR	380	55	2005	209	23,945
FOP	40	30	2005	12	1,375
FSP	133	40	2005	53	6,072
TOTALS	2,488			2,209	253,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	126.1113	126.11	278,577	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1935 HX Base Yr 2018



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

86184 MAPLE LEAF PL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,087
TOTAL MARKET OB/XF VALUE		8,312
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,399
SOH/AGL Deduction		109,229
ASSESSED VALUE		207,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,448
TOTAL JUST VALUE		316,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226620	XFOB	2,400	11/01/2012
M16347	H/AC	0	07/01/2011
E14720	ELEC OTHER	2,000	04/01/2005
M09449	MECH OTHER	0	03/01/2005
B0413313	NEW CONSTR	145,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/0463	1/13/2017	WD	Q	I	01	210,000
GRANTOR: JOWERS SEAN M						
GRANTEE: CHANEY JOHN C						
1759/0638	10/03/2011	WD	U	I	11	148,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JOWERS SEAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FSP=[YR=2005] W19 S7 E19 N7$ S7 W19 N7 W2 N2 W10 S2 W2 S42 FGR=[YR=2005] S20 E19 N20 W19$ E19 S8 E8 FOP=[YR=2005] S5 E8 N5 W8$ E17 N50$.

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	802.00	SF	5.20	5.20	100	2005	2005	3	84	3,503	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	7.00	7.00	100	2005	2005	3	84	388	
3	0811	CONCRETE B	0	100	0	0	610.00	SF	5.20	5.20	100	2012	2012	3	92	2,918	
4	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2012	2012	3	81	1,503	

LAND DESCRIPTION

TOTAL OB/XF 8,312

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	0003	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