LOT 209
HICKORY VILLAGE #3 PB 6/372

GEORGE CLEVETTE J L/E/
86198 MAPLE LEAF PLACE
YULEE, FL 32097

2025

42-2N-27-435H-0209-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

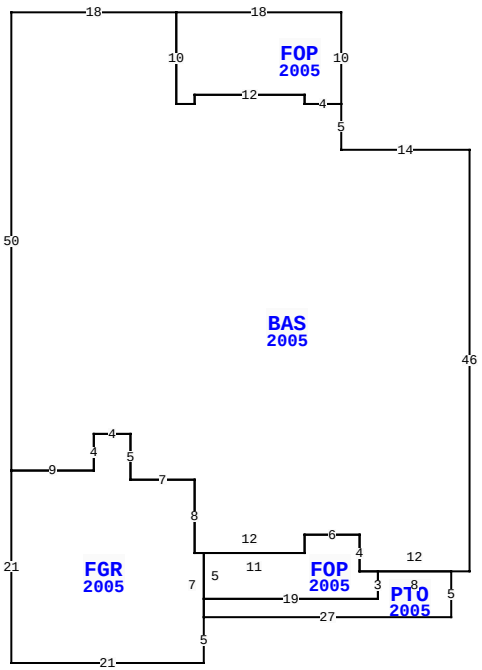
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2005	2,395	271,508
FGR	441	55	2005	243	27,548
FOP	103	30	2005	31	3,515
FOP	168	30	2005	50	5,668
PTO	78	5	2005	4	454
TOTALS	3,185			2,723	308,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	121.4400	121.44	330,681	2005	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2006 Heated Area: 2395 HX Base Yr 2006



86198 MAPLE LEAF PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,691
TOTAL MARKET OB/XF VALUE		6,695
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,386
SOH/AGL Deduction		180,338
ASSESSED VALUE		190,048
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		134,326
TOTAL JUST VALUE		370,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008979	REPAIR/RRF	26,736	10/29/2020
M0509698	H/AC	0	05/01/2005
B14569	NEW CONSTR	174,200	02/01/2005
E14444	ELEC OTHER	2,000	02/01/2005
P09086	OTHER	0	02/01/2005
R07237	REPAIR/RRF	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/985	10/28/2024	QC	U	I	11	100
GRANTOR: GEORGE CLEVETTE J						
GRANTEE: MAYNARD MICHELLE						
1373/1225	12/13/2005	WD	Q	I		235,400
GRANTOR: COPPENBARGER HOMES						
GRANTEE: GEORGE CLEVETTE J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N5 FOP=[YR=2005] N10 W18 S10 E2 N1 E12 S1 E4$ W4 N1 W12 S1 W2 N10 W18 S50 FGR=[YR=2005] S21 E21 N5 PTO=[YR=2005] E27 N5 W8 FOP=[YR=2005] W2 N4 W6 S2 W11 S5 E19 N3$ S3 W19 S2$ N7 W1 N8 W7 N5 W4 S4 W9$ E9 N4 E4 S5 E7 S8 E12 N2 E6 S4 E12 N46$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20	5.20	100	2005	2005	3	84	3,245	
3	0855	CONC PAVER	0	100	21	3	63.00	SF	7.00	7.00	100	2005	2005	3	84	370	

LAND DESCRIPTION

TOTAL OB/XF 6,695

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 03/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS