LOT 186
HICKORY VILLAGE #4 PB 7/122

BROWN TYRUS D
86055 MAPLE LEAF PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0186-0000

BUILDING CHARACTERISTICS

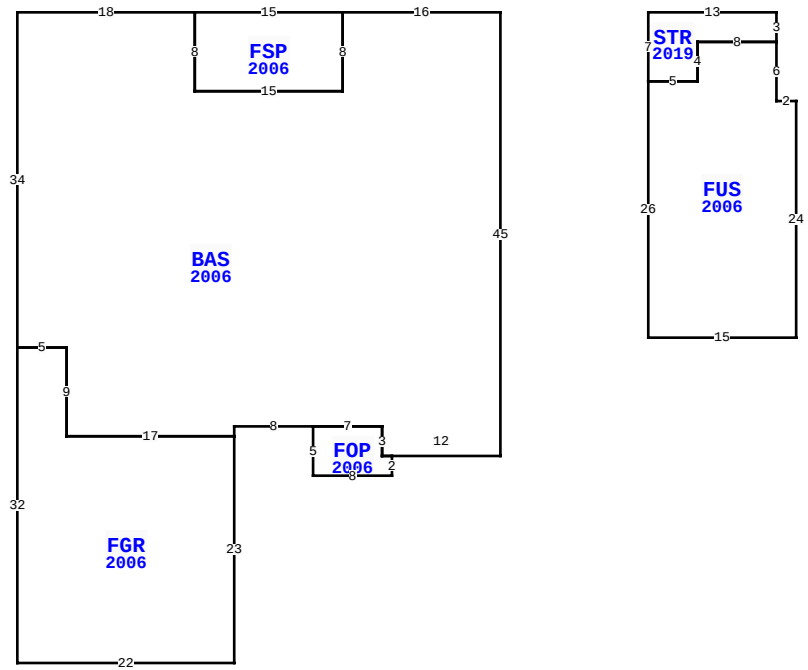
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,951	100	2006	1,951	208,231
FGR	551	55	2006	303	32,339
FOP	37	30	2006	11	1,174
FSP	120	40	2006	48	5,123
FUS	418	100	2006	418	44,614
STR	59	10	2019	6	640
TOTALS	3,136			2,737	292,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	111.8880	117.48	321,543	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2025 Heated Area: 2369 HX Base Yr



86055 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,122
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,882
SOH/AGL Deduction		0
ASSESSED VALUE		353,882
TOTAL EXEMPTION VALUE	13	353,882
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		353,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516786	CO ISSUED	175,867	02/01/2006
B0516786	NEW CONSTR	175,867	02/01/2006
M10991	MECH OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1323	9/09/2021	WD	Q	I	01	335,000
GRANTOR: DZWILEFSKY JOSEPH W						
GRANTEE: BROWN TYRUS D						
1439/1977	8/28/2006	WD	Q	I		257,600
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DZWILEFSKY JOSEPH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2006] W15 S8 E15 N8$ S8 W15 N8 W18 S34 FGR=[YR=2006] S32 E22 N23 W17 N9 W5$ E5 S9 E17 N1 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7$E7 S3 E12 N45$ PTR=E15 STR=[YR=2019] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N26 E5 N4 E8$ W8 S4 W5 N7$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS