LOT 190
HICKORY VILLAGE #4 PB 7/122

CUTSHAW JERRY L & KARI KEENEY
86003 MAPLE LEAF PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0190-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

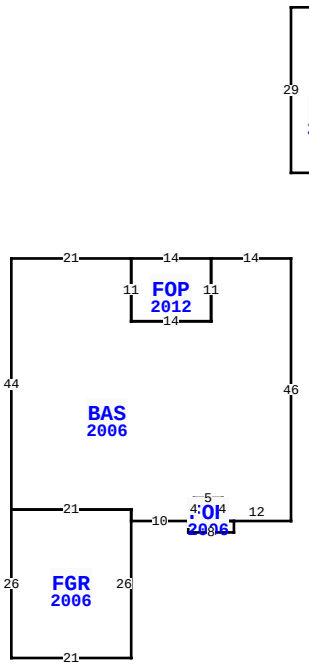
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2006	2,038	233,403
FGR	546	55	2006	300	34,358
FOP	36	30	2006	11	1,260
FOP	154	30	2012	46	5,268
FUS	407	100	2006	407	46,612
TOTALS	3,181			2,802	320,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	120.0528	126.06	353,220	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 2023 Heated Area: 2445 HX Base Yr



86003 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	320,900
TOTAL MARKET OB/XF VALUE	63,979
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	444,879
SOH/AGL Deduction	0
ASSESSED VALUE	444,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,879
TOTAL JUST VALUE	444,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26446	SWIM POOL	18,860	09/03/2012
C17311	CO ISSUED	179,388	04/01/2006
E17225	ELEC OTHER	2,000	04/01/2006
M11406	MECH OTHER	0	04/01/2006
B17311	NEW CONSTR	179,388	04/01/2006
P10838	REPAIR/RRF	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0691	8/01/2022	WD	Q	I	01	508,000
GRANTOR: ODLE BENJAMIN S & JEN						
GRANTEE: CUTSHAW JERRY L & K						
2216/1015	8/02/2018	WD	Q	I	02	316,500
GRANTOR: ROBERT JOHN P & LAURI						
GRANTEE: ODLE BENJAMIN S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2012] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S26 E21 N26 W21$ E21 S2 E10 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N46$ PTR=N15 FUS=[YR=2006] N29 E18 S6 W5 S23 W13$ S15$.

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2012	2012	04	90	45,000	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	
6	0911	SCRN RM A	0	0	0	0	1,323.00	SF	18.00	18.00	100	2016	2016	3	65	15,479	

LAND DESCRIPTION

TOTAL OB/XF 63,979

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	0	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