LOT 192
IN OR 1459/551
HICKORY VILLAGE #4 PB 7/122

ROBLES WALDEMAR & MARY A
86002 MAPLE LEAF PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0192-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

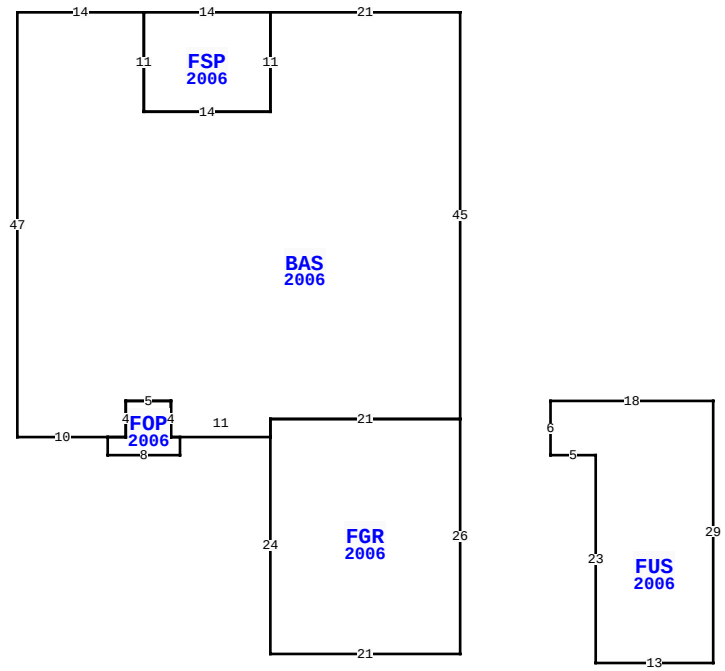
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,087	100	2006	2,087	228,456
FGR	546	55	2006	300	32,840
FOP	36	30	2006	11	1,204
FSP	154	40	2006	62	6,787
FUS	407	100	2006	407	44,553
TOTALS	3,230			2,867	313,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,867	114.9855	120.73	346,133	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2008 Heated Area: 2494 HX Base Yr



86002 MAPLE LEAF PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,839
TOTAL MARKET OB/XF VALUE		51,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		425,599
SOH/AGL Deduction		0
ASSESSED VALUE		425,599
TOTAL EXEMPTION VALUE	13	425,599
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		425,599
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011387	NEW INGROUND SWI	78,000	10/08/2024
M0611614	H/AC	0	06/01/2006
C17528	CO ISSUED	179,421	04/01/2006
B17528	NEW CONSTR	179,421	04/01/2006
E17186	ELEC OTHER	2,000	04/01/2006
P10981	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0551	11/15/2006	WD	Q	I		254,600
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ROBLES WALDEMAR & M						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W21 S11 W14 N11 W14 S47 E10 E2 N4 E5 S4 E11 N2 E21 N45 $
FGR=[YR=2006;ORIG=-21,47] S24 E21 N26 W21 S2 $
FUS=[YR=2006;ORIG=28,43] W18 S6 E5 S23 E13 N29 $
FSP=[YR=2006;ORIG=-21,0] W14 S11 E14 N11 $
FOP=[YR=2006;ORIG=-39,47] S2 E8 N2 W1 N4 W5 S4 W2 $
PTR=[ORIG=0,0] E20 W20 $
.

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	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,760

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 05/30/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS