LOT 194
HICKORY VILLAGE #4 PB 7/122

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-435H-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

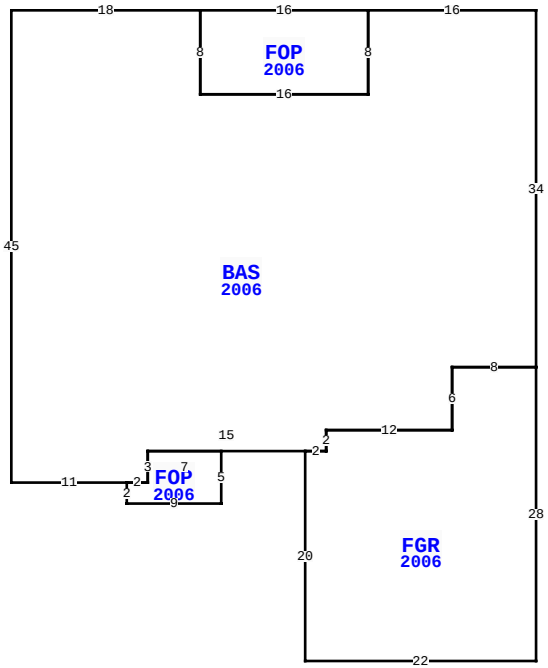
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,923	100	2006	1,923	206,501
FGR	528	55	2006	290	31,142
FOP	39	30	2006	12	1,288
FOP	128	30	2006	38	4,081
TOTALS	2,618			2,263	243,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	112.5726	118.20	267,487	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 2024 Heated Area: 1923 HX Base Yr



86010 MAPLE LEAF PL, YULEE

BLD DATE	03/14/2023 NW	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	243,012
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	303,012
SOH/AGL Deduction	0
ASSESSED VALUE	303,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,012
TOTAL JUST VALUE	303,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516661	CO ISSUED	143,362	10/01/2005
B0516661	NEW CONSTR	143,362	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1675	9/12/2023	WD	Q	I	01	360,000
GRANTOR: VOLZ BLAKE & VOLZ DAN						
GRANTEE: YAMASA CO LTD						
2594/0754	10/03/2022	WD	Q	I	01	364,000
GRANTOR: STEWARD LARRY W & MEL						
GRANTEE: VOLZ BLAKE & DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W18 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2$ E2 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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