LOT 200
HICKORY VILLAGE #4 PB 7/122

NIVEN MICHAEL R & SARAH A
86090 MAPLE LEAF PL
YULEE, FL 32097

2026

42-2N-27-435H-0200-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

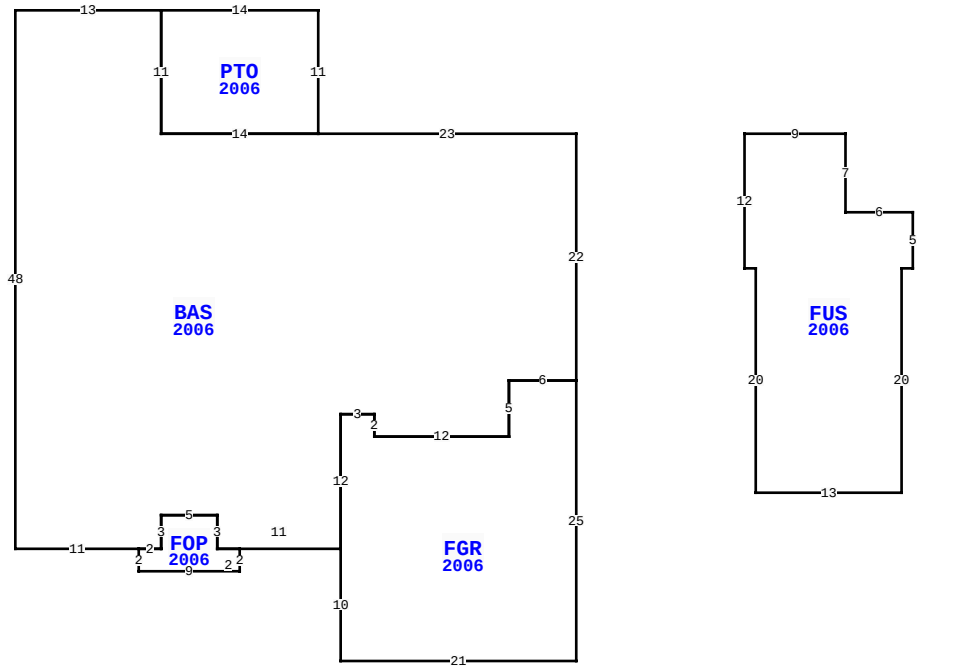
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2006	1,732	188,660
FGR	456	55	2006	251	27,340
FOP	33	30	2006	10	1,090
FUS	398	100	2006	398	43,352
PTO	154	5	2006	8	872
TOTALS	2,773			2,399	261,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	114.6306	120.36	288,744	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2024 Heated Area: 2130 HX Base Yr 2024



86090 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		261,313
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		321,313
SOH/AGL Deduction		0
ASSESSED VALUE		321,313
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,902
TOTAL JUST VALUE		321,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,624

MISC ALUMN STRG SHED = NV _ KW 3/2026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000115	INSTALLING SHED T	8,356	01/06/2026
M11570	MECH OTHER	0	05/01/2006
E17223	ELEC OTHER	2,000	04/01/2006
C17405	CO ISSUED	149,285	03/01/2006
B17405	NEW CONSTR	149,285	03/01/2006
P10888	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1093	5/22/2023	WD	Q	I	01	370,000
GRANTOR: BOWEN CHARLES RICHARD						
GRANTEE: NIVEN MICHAEL R & S						
2111/1635	3/28/2017	WD	Q	I	01	209,000
GRANTOR: NICKELSON ANNA						
GRANTEE: BOWEN CHARLES RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N11 W14 S11 E14$ W14 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S10 E21 N25 W6 S5 W12 N2 W3 S12$ N12 E3 S2 E12 N5 E6 N22$ PTR=[YR=2006] E15 FUS=[YR=2006] E9 S7 E6 S5 W1 S20 W13 N20 W1 N12$ 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

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	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 03/02/2026 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS