LOT 208
HICKORY VILLAGE #3 PB 6/372

MARKHAM JESSICA
86192 MAPLE LEAF PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0208-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

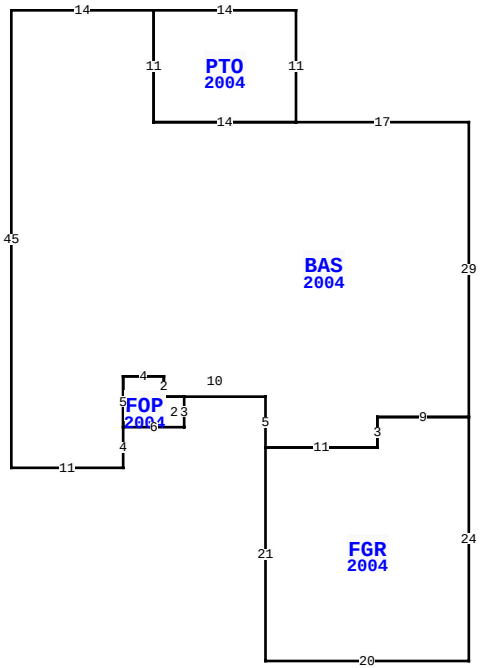
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,511	100	2004	1,511	164,654
FGR	447	55	2004	246	26,807
FOP	26	30	2004	8	872
PTO	154	5	2004	8	872
TOTALS	2,138			1,773	193,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	115.5000	121.28	215,029	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2008 Heated Area: 1511 HX Base Yr 2008



86192 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		193,204
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		256,214
SOH/AGL Deduction		77,026
ASSESSED VALUE		179,188
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,777
TOTAL JUST VALUE		256,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002966	REPAIR/RRF	16,483	02/23/2022
B0413011	NEW CONSTR	151,900	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1103	7/21/2022	QC	U	I	11	100
GRANTOR: TAYLOR STEPHEN						
GRANTEE: MARKHAM JESSICA R F						
1539/1005	12/06/2007	WD	Q	I		193,000
GRANTOR: MONTGOMERY ROBERT & A						
GRANTEE: TAYLOR STEPHEN & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N11 W14 S11 E14$ W14 N11 W14 S45 E11 N4 FOP=[YR=2004] E6 N3 W2 N2 W4 S5$ N5 E4 S2 E10 S5 FGR=[YR=2004] S21 E20 N24 W9 S3 W11$ E11 N3 E9 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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