LOT 1
OAKS AT BRISTOL PB 8/4

DICKINSON BROCK A
88303 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

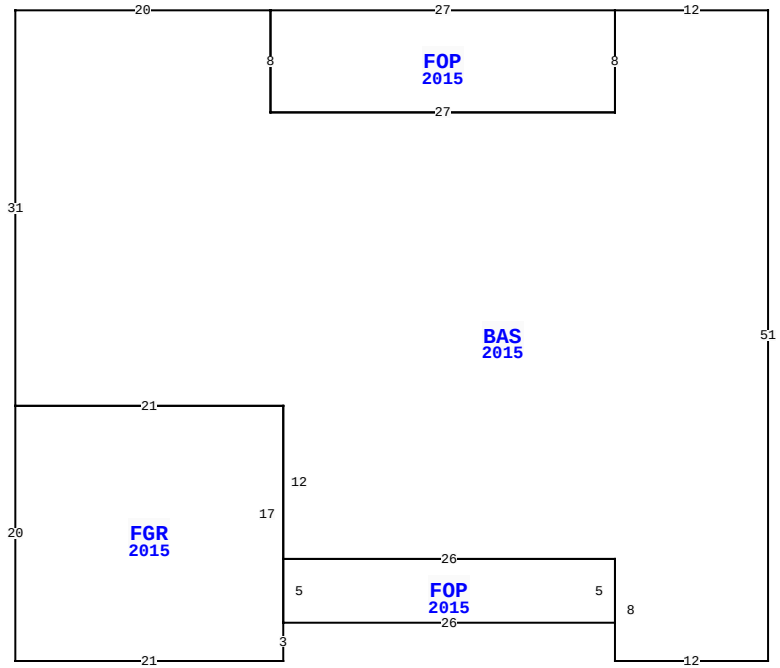
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	237,709
FGR	420	55	231	25,363
FOP	130	30	39	4,282
FOP	216	30	65	7,137
TOTALS	2,931		2,500	274,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	97.5840	115.88	289,700	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2020 Heated Area: 2165 HX Base Yr 2020



88303 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,491
TOTAL MARKET OB/XF VALUE		8,131
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		342,622
SOH/AGL Deduction		126,005
ASSESSED VALUE		216,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,617
TOTAL JUST VALUE		342,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530100	CO ISSUED	0	09/04/2015
B1530100	NEW CONSTR	266,832	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2323/1224	12/06/2019	WD	Q	I	01	281,000
GRANTOR: RISOLDI GENNARO ANTON						
GRANTEE: DICKINSON BROCK A						
2038/0158	4/04/2016	SW	Q	I	01	231,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RISOLDI GENNARO ANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] W27 S8 E27 N8 $ S8 W27 N8 W20 S31 FGR=[YR=2015] S20 E21 N3 FOP=[YR=2015] E26 N5 W26 S5 $ N17 W21 $ E21 S12 E26 S8 E12 N51 $.

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	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2015	2015	3	96	3,899	
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2016	2016	3	92	3,680	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 8,131

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS