

LOT 2
IN OR 2037/899
OAKS AT BRISTOL PB 8/4

OLIVER CHARLES D JR
88287 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	20	FACE BRICK 100	0900	01	2,112	102.4100	121.61	256,840	2015	2015	0	0	0	5.25	94.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1783														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017														
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	1,783	100	1,783	205,447																										
FGR	420	55	231	26,617																										
FOP	140	30	42	4,840																										
FOP	187	30	56	6,452																										
TOTALS			2,530	2,112	243,356																									
EXTRA FEATURES			88287 MAYBOURNE RD, YULEE																											
L N	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	802.00	SF	5.20	5.20	100	2015	2015	3	96	4,004														
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2015	2015	3	90	3,600														
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270														
LAND DESCRIPTION																		TOTAL OB/XF 7,874												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														