LOT 3
IN OR 2133/1688
OAKS AT BRISTOL PB 8/4

BOJKO SHERI & STEVEN
88269 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

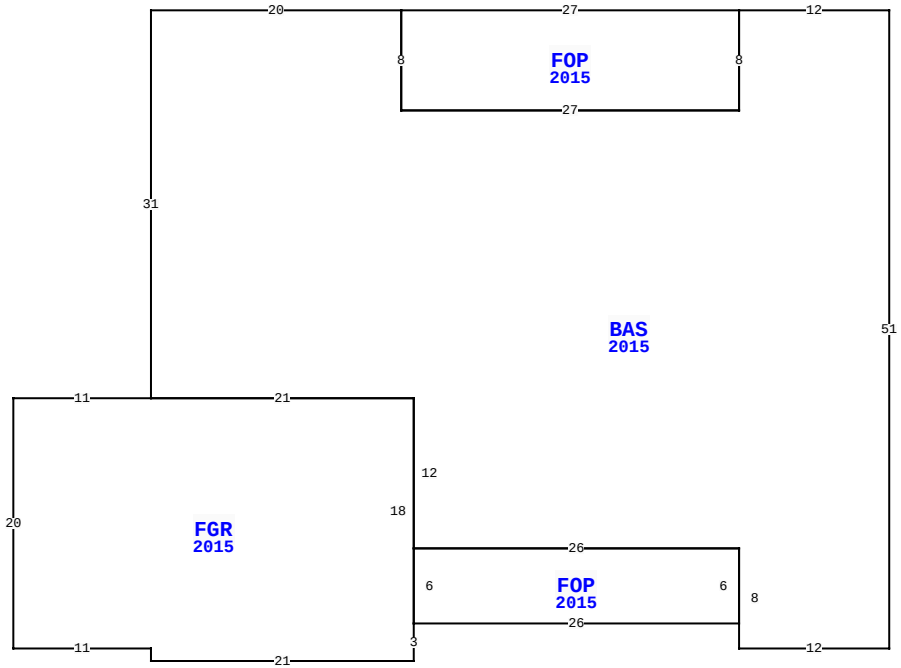
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	661	55	364	39,966
FOP	156	30	47	5,160
FOP	216	30	65	7,137
TOTALS	3,198		2,641	289,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,641	97.5840	115.88	306,039	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 2165 HX Base Yr 2018



88269 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		289,972
TOTAL MARKET OB/XF VALUE		83,244
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		433,216
SOH/AGL Deduction		136,778
ASSESSED VALUE		296,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,438
TOTAL JUST VALUE		433,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006034	SCRN ENCLSR	12,000	07/13/2020
B2002963	SWIM POOL	30,000	04/01/2020
B1530101	NEW CONSTR	276,191	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/1688	7/17/2017	WD	Q	I	01	257,000
GRANTOR: JOHNSTON DONALD E & M						
GRANTEE: BOJKO SHERI & STEVE						
1988/1984	6/30/2015	SW	Q	I	01	229,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: JOHNSTON DONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] W27 S8 E27 N8$ S8 W27 N8 W20 S31 FGR=[YR=2015] W11 S20 E11 S1 E21 N3 FOP=[YR=2015] E26 N6 W26 S6$ N18 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2015	2015	3	96	412	
3	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	2015	2015	3	96	4,424	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
5	0476	VF 6 SBPL	0	100	0	0	265.00	LF	32.00	32.00	100	2015	2015	3	90	7,632	
6	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2020	2020	3	95	33,915	
7	0855	CONC PAVER	0	100	0	0	916.00	SF	10.00	10.00	100	2020	2020	3	99	9,068	
8	0911	SCRN RM A	0	100	0	0	1,336.00	SF	17.50	17.50	100	2020	2020	3	93	21,743	
9	0855	CONC PAVER	0	100	50	4	200.00	SF	10.00	10.00	100	2020	2020	3	99	1,980	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

TOTAL OB/XF 83,244

LAND DESCRIPTION

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 10/14/2020 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS