

LOT 4
IN OR 2137/1547
OAKS AT BRISTOL PB 8/4

GLANTON JAMES D JR & LAURA M
88253 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0004-0000



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	2,580	100	2,580	279,142
FGR	444	55	244	26,399
FOP	50	30	15	1,623
FOP	140	30	42	4,544

TOTALS	3,214		2,881	311,709
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	32	4	128.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	722.00	SF	5.20	
3	0866	POOL FIBER	0 100	0	0	200.00	SF	72.00	
4	0855	CONC PAVER	0 100	0	0	242.00	SF	10.00	
5	0911	SCRN RM A	0 100	0	0	486.00	SF	17.50	
6	0855	CONC PAVER	0 100	0	0	336.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,881	94.6580	112.41	323,853	2017	2017	0	0	3.75	96.25
1 SNGL FAM - 100% - 2018 Heated Area: 2580 HX Base Yr 2018											

88253 MAYBOURNE RD, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,709	
TOTAL MARKET OB/XF VALUE		33,134	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		404,843	
SOH/AGL Deduction		137,771	
ASSESSED VALUE		267,072	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		212,072	
TOTAL JUST VALUE		404,843	
NCON VALUE		28,685	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2206325	ADDITION	6,500	10/31/2022
22010513	SWIM POOL	0	07/11/2022
B1733656	CO ISSUED	0	07/10/2017
B1733656	NEW CONSTR	312,371	01/03/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2137/1547	7/28/2017	SW	Q	I	01
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: GLANTON JAMES D & L					
1964/0002	2/19/2015	WD	Q	V	05
GRANTOR: OAKS AT BRISTOL NASSA					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W28 FOP=[YR=2017] N10 W14 S10 E14\$ W30 S46 FGR=[YR=2017] S20 E21 N22 W12 S2 W9\$ E9 N2 E22 FOP=[YR=2017] S6 E6 N4 W1 N6 W4 S4 W1\$ E1 N4 E4 S6 E13 N2 E9 N44\$.									