LOT 5
OAKS AT BRISTOL PB 8/4

WALL DENNIS E & JOYCE A
88235 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0005-0000

BUILDING CHARACTERISTICS

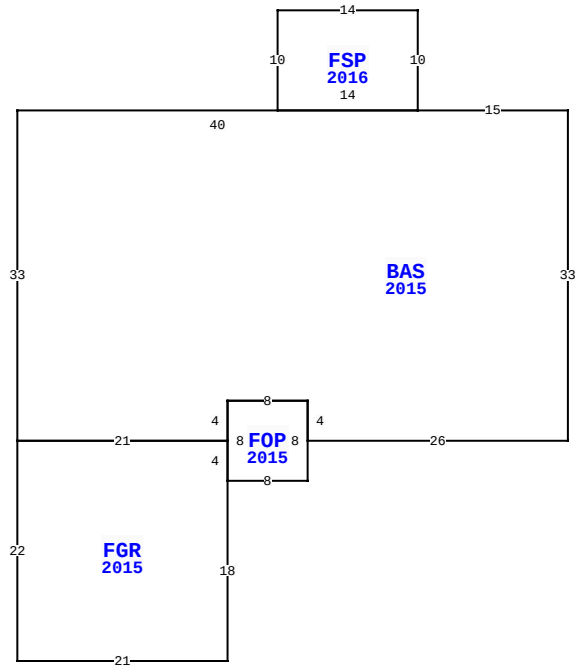
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	212,728
FGR	462	55	254	30,305
FOP	64	30	19	2,266
FSP	140	40	56	6,682
TOTALS	2,449		2,112	251,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,112	106.0409	125.92	265,943	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2020 Heated Area: 1783 HX Base Yr 2020



88235 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		251,981
TOTAL MARKET OB/XF VALUE		4,054
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		316,035
SOH/AGL Deduction		95,847
ASSESSED VALUE		220,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,188
TOTAL JUST VALUE		316,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429567	CO ISSUED	0	03/27/2015
B1429567	NEW CONSTR	220,704	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0650	6/11/2019	WD	Q	I	01	243,000
GRANTOR: FORESMAN RONALD P & M						
GRANTEE: WALL DENNIS E & JOY						
1981/1036	5/21/2015	SW	Q	I	01	191,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FORESMAN RONALD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2016] N10 W14 S10 E14 $ W40 S33
FGR=[YR=2015] S22 E21 N18 FOP=[YR=2015] E8 N8 W8 S8 $ N4
W21 $ E21 N4 E8 S4 E26 N33 $.

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	812.00	SF	5.20	5.20	100	2015	2015	3	96	4,054	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS