LOT 7
IN OR 2077/1592
OAKS AT BRISTOL PB 8/4

DEWITT TIMOTHY & ALLISON
88203 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0007-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

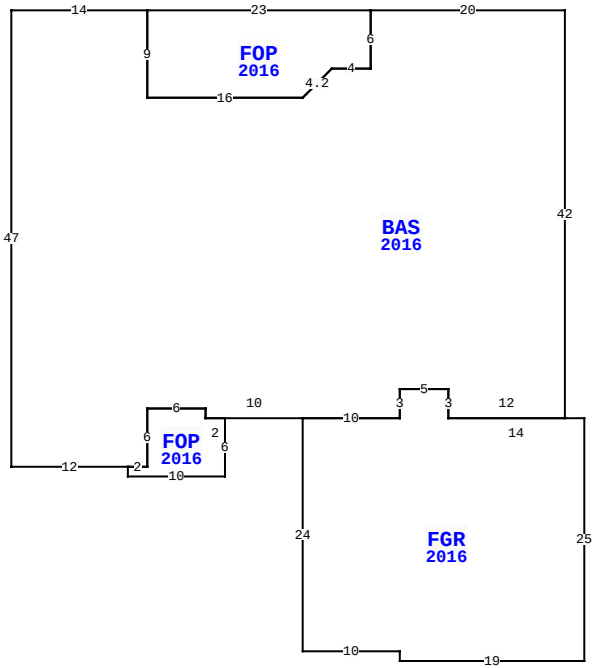
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2,253	271,469
FGR	730	55	402	48,438
FOP	56	30	17	2,048
FOP	191	30	57	6,868
TOTALS	3,230		2,729	328,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,729	106.2480	126.17	344,318	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2253 HX Base Yr 2017



88203 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		328,824
TOTAL MARKET OB/XF VALUE		5,147
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		393,971
SOH/AGL Deduction		151,269
ASSESSED VALUE		242,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,702
TOTAL JUST VALUE		393,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632352	CO ISSUED	0	10/12/2016
B1632352	NEW CONSTR	294,026	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1592	10/13/2016	SW	Q	I	01	246,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DEWITT TIMOTHY & AL						
2042/0990	4/21/2016	WD	Q	V	01	40,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FOP=[YR=2016] W23 S9 E16 U3 R3 E4 N6$ S6 W4 D3 L3 W16 N9 W14 S47 E12 FOP=[YR=2016] S1 E10 N6 W2 N1 W6 S6 W2$ E2 N6 E6 S1 E10 FGR=[YR=2016] S24 E10 S1 E19 N25 W14 N3 W5 S3 W10$ E10 N3 E5 S3 E12 N42$.

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	0810	CONCRETE A	0	100	37	4	148.00	SF	6.50	6.50	100	2016	2016	3	97	933	
2	0812	CONCRETE C	0	100	0	0	1,086.00	SF	4.00	4.00	100	2016	2016	3	97	4,214	

LAND DESCRIPTION

TOTAL OB/XF 5,147

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