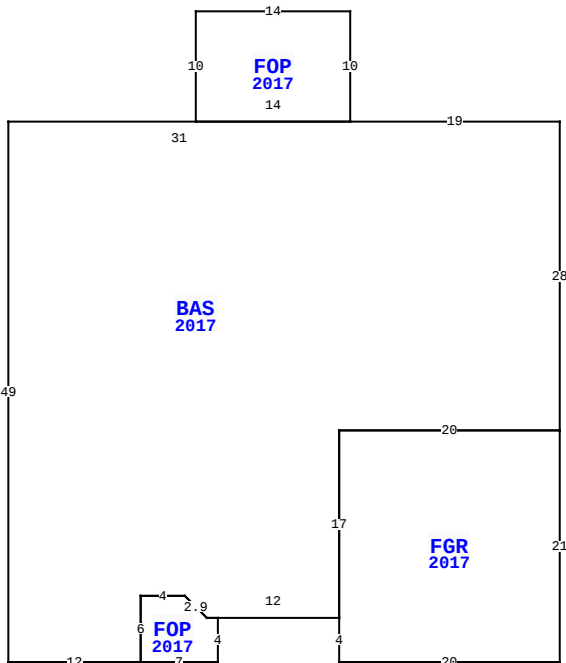




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	1,948	100
FGR	420	55
FOP	38	30
FOP	140	30
TOTALS	2,546	2,232

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,232	101.4790	120.51	268,978	2017	2017	0	0	3.75	96.25
1 SNGL FAM - 100% - 2022 Heated Area: 1948 HX Base Yr 2022											
											
TOTALS	2,546	2,232	258,891	88189 MAYBOURNE RD, YULEE							

NASSAU COUNTY PROPERTY										4
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 4					Tax Dist:					
BUILDING MARKET VALUE					258,891					
TOTAL MARKET OB/XF VALUE					27,224					
TOTAL LAND VALUE - MARKET					60,000					
TOTAL MARKET VALUE					346,115					
SOH/AGL Deduction					34,764					
ASSESSED VALUE					311,351					
TOTAL EXEMPTION VALUE					HX HB 50,000					
BASE TAXABLE VALUE					261,351					
TOTAL JUST VALUE					346,115					
NCON VALUE					23,502					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					279,465					