



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 70
Interior Floor	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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20	5.20	

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 - 0% - 0 Heated Area: 2580 HX Base Yr											
TOTALS	3,214		2,881								

88175 MAYBOURNE RD, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430		
120.00	SF	6.50	6.50	100	2017	2017	3	97	757		
645.00	SF	5.20	5.20	100	2017	2017	3	97	3,253		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	311,709		
TOTAL MARKET OB/XF VALUE	7,440		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	379,149		
SOH/AGL Deduction	59,446		
ASSESSED VALUE	319,703		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	319,703		
TOTAL JUST VALUE	379,149		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	326,155		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633445	CO ISSUED	0	04/07/2017
B1633445	NEW CONSTR	312,371	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1392	1/05/2023	CT U	I	18		265,100
GRANTOR: CLERK OF COURT						
GRANTEE: PENNYMAC LOAN SERVI						
2113/0310	4/07/2017	SW Q	I	01		256,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DUNLAP JOHN CECIL &						

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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
7,440											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	