LOT 10
IN OR 2098/994
OAKS AT BRISTOL PB 8/4

DOMBROWSKI MARK & KAREN
88165 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

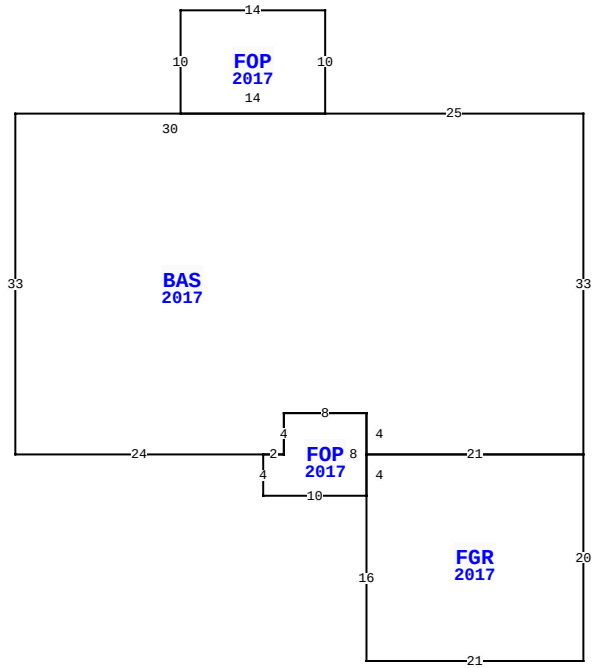
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	208,700
FGR	420	55	231	27,039
FOP	72	30	22	2,575
FOP	140	30	42	4,916
TOTALS	2,415		2,078	243,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,078	102.4100	121.61	252,706	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 1783 HX Base Yr 2018



88165 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		243,230
TOTAL MARKET OB/XF VALUE		14,982
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,212
SOH/AGL Deduction		117,705
ASSESSED VALUE		200,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,507
TOTAL JUST VALUE		318,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163375	CO ISSUED	0	01/19/2017
B1633071	NEW CONSTR	222,142	09/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2098/0994	1/31/2017	SW	Q	I	02	211,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DOMBROWSKI MARK & K						
2042/0947	4/21/2016	WD	Q	V	05	160,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S10 E14$ W30 S33 E24 FOP=[YR=2017] S4 E10 FGR=[YR=2017] S16 E21 N20 W21 S4$ N8 W8 S4 W2$ E2 N4 E8 S4 E21 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	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	2017	2017	3	97	580	
2	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	2017	2017	3	97	5,692	
3	0855	CONC PAVER	0	100	24	12	288.00	SF	10.00	10.00	100	2017	2017	3	97	2,794	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	150.00	150.00	100	2017	2017	3	94	141	
5	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2017	2017	3	94	5,775	

LAND DESCRIPTION

TOTAL OB/XF 14,982

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 07/05/2017 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS