LOT 12
IN OR 2163/683
OAKS AT BRISTOL PB 8/4

DANIEL JOHN S IV & CRYSTAL GAYLE
88137 MAYBOURNE ROAD
YULEE, FL 32097

2023

43-3N-28-1510-0012-0000

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	12	HARDWOOD 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

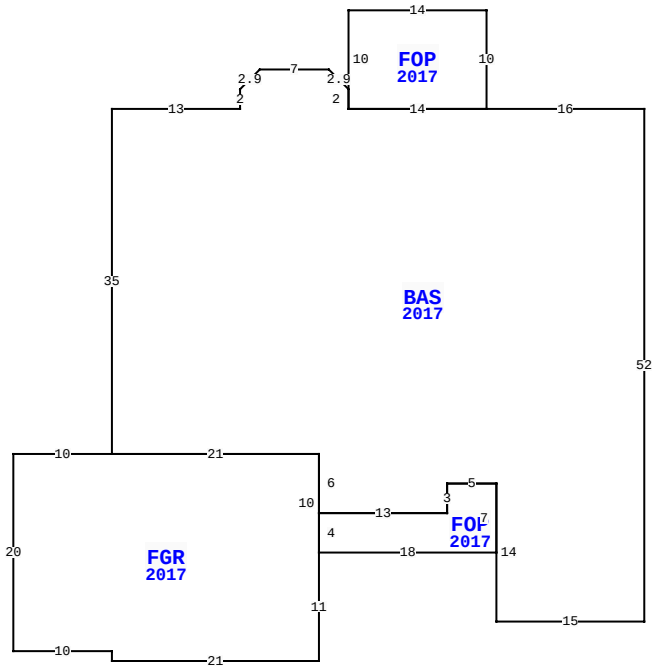
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2,278	257,650
FGR	641	55	353	39,925
FOP	87	30	26	2,940
FOP	140	30	42	4,750
TOTALS	3,146		2,699	305,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	98.9520	117.51	317,159	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 2278 HX Base Yr 2018



88137 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		305,266
TOTAL MARKET OB/XF VALUE		63,812
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		429,078
SOH/AGL Deduction		146,041
ASSESSED VALUE		283,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,037
TOTAL JUST VALUE		429,078
NCON VALUE		58,347
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2113004	SWIM POOL	40,000	09/24/2021
C1704900	CO ISSUED	0	10/19/2017
B1704900	NEW CONSTR	299,491	06/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/0683	12/05/2017	SW	Q	I	02	254,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DANIEL JOHN SETH IV						
2027/0444	2/04/2016	WD	Q	V	05	234,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14$ W14 N2 L2 U2 W7 D2 L2 S2 W13 S35 FGR=[YR=2017] W10 S20 E10 S1 E21 N11 FOP=[YR=2017] E18 N7 W5 S3 W13 S4$ N10 W21$ E21 S6 E13 N3 E5 S14 E15 N52$.

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	31	4	124.00	SF	6.50	6.50	100	2017	2017	3	97	782	
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	2017	2017	3	97	4,683	
3	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2022	2022	3	100	5,952	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
5	0861	POOL GUNIT	0	100	0	0	473.00	SF	85.00	85.00	100	2022	2022	3	100	40,205	
6	0855	CONC PAVER	0	100	0	0	1,159.00	SF	10.00	10.00	100	2022	2022	3	100	11,590	

LAND DESCRIPTION

TOTAL OB/XF 63,812

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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS