LOT 13
IN OR 2140/1416
OAKS AT BRISTOL PB 8/4

WELTZ ALAN & HOLLY E
88119 MAYBOURNE ROAD
YULEE, FL 32097

2023

43-3N-28-1510-0013-0000

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	08	SHT VINYL 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

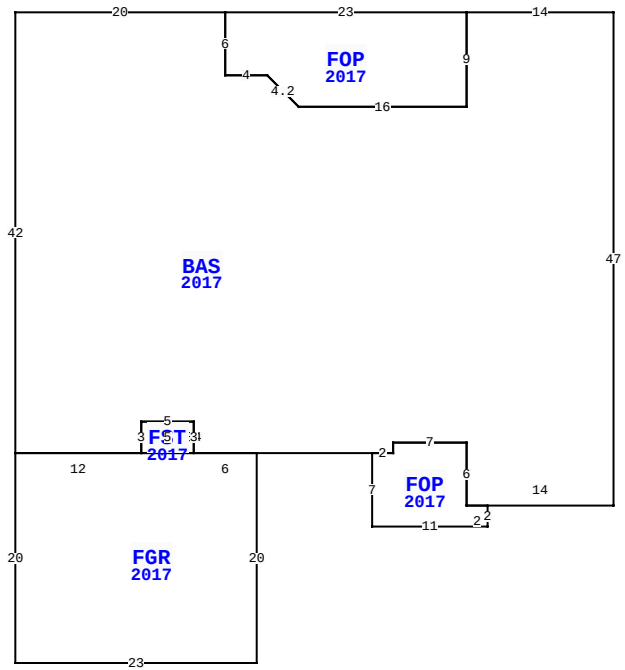
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2,267	259,940
FGR	475	55	261	29,927
FOP	74	30	22	2,523
FOP	191	30	57	6,535
FST	15	55	8	917
TOTALS	3,022		2,615	299,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	100.3200	119.13	311,525	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 2267 HX Base Yr 2020



88119 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		299,843
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		364,367
SOH/AGL Deduction		110,769
ASSESSED VALUE		253,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,598
TOTAL JUST VALUE		364,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703288	CO ISSUED	0	08/15/2017
B1703288	NEW CONSTR	284,925	04/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1416	8/15/2017	SW	Q	I	01	247,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WELTZ ALAN & HOLLY						
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] W14 FOP=[YR=2017] W23 S6 E4 D3 R3 E16 N9$
S9 W16 L3 U3 W4 N6 W20 S42 FGR=[YR=2017] S20 E23 N20 W6
FST=[YR=2017] W5 N3 E5 S3$ N3 W5 S3 W12$ E34 FOP=[YR=2017]
S7 E11 N2 W2 N6 W7 S1 W2$ E2 N1 E7 S6 E14 N47$.

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	2017	2017	3	97	933	
2	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2017	2017	3	97	3,591	

LAND DESCRIPTION

TOTAL OB/XF 4,524

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 11/27/2017 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS