LOT 15
IN OR 2161/952
OAKS AT BRISTOL PB 8/4

BURDINE JOHN & GWEN
88083 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0015-0000

BUILDING CHARACTERISTICS

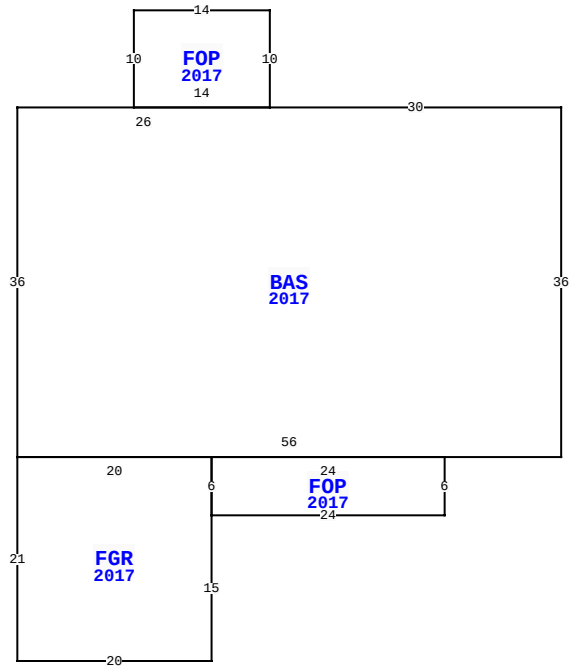
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,016	100	2,016	229,550
FGR	420	55	231	26,302
FOP	140	30	42	4,783
FOP	144	30	43	4,896
TOTALS	2,720		2,332	265,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	99.6170	118.30	275,876	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 2016 HX Base Yr 2018



88083 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,531
TOTAL MARKET OB/XF VALUE		49,328
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		374,859
SOH/AGL Deduction		112,535
ASSESSED VALUE		262,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,324
TOTAL JUST VALUE		374,859
NCON VALUE		44,778
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007854	SWIM POOL	76,000	05/19/2022
C1705256	CO ISSUED	0	11/29/2017
B1705256	NEW CONSTR	255,657	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/0952	11/22/2017	SW	Q	I	01	230,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BURDINE JOHN & GWEN						
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] W30 FOP=[YR=2017] N10 W14 S10 E14$ W26 S36
FGR=[YR=2017] S21 E20 N15 FOP=[YR=2017] E24 N6 W24 S6 $ N6
W20$ E56 N36$.

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	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	100	2017	2017	3	97	3,768	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2022	2022	3	100	29,750	
4	0855	CONC PAVER	0	100	0	0	918.00	SF	10.00	10.00	100	2022	2022	3	100	9,180	
5	0476	VF 6 SBPL	0	100	0	0	164.00	LF	32.00	32.00	100	2022	2022	3	100	5,248	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 49,328

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