LOT 20
IN OR 2104/355
OAKS AT BRISTOL PB 8/4

SEARS LAURA A
88005 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0020-0000

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 60
Interior Floo	11	CLAY TILE 40
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

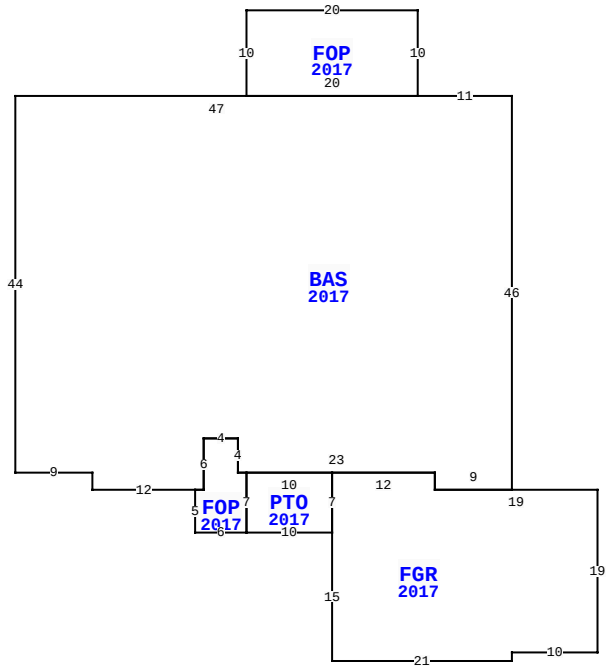
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	286,592
FGR	634	55	349	38,768
FOP	56	30	17	1,888
FOP	200	30	60	6,665
PTO	70	5	4	445
TOTALS	3,540		3,010	334,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	97.1888	115.41	347,384	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 2580 HX Base Yr 2018



88005 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		334,357
TOTAL MARKET OB/XF VALUE		70,157
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		464,514
SOH/AGL Deduction		148,489
ASSESSED VALUE		316,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,025
TOTAL JUST VALUE		464,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102920	ROLL DOWN DOOR	1,800	03/11/2021
B2011562	CARPORT W/ DOOR	4,636	11/23/2020
B1701754	SCRN ENCLSRE	25,891	04/01/2017
B1700016	SWIM POOL	0	01/09/2017
B1633207	NEW CONSTR	322,816	10/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0355	2/27/2017	SW	Q	I	01	273,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SEARS LAURA A & CLY						
1997/1067	8/13/2015	WD	Q	V	05	156,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] N10 W20 S10 E20$ W47 S44 E9 S2 E12 FOP=[YR=2017] S5 E6 PTO=[YR=2017] E10 FGR=[YR=2017] S15 E21 N1 E10 N19 W19 N2 W12 S7$ N7 W10 S7$ N7 W1 N4 W4 S6 W1$ E1 N6 E4 S4 E23 S2 E9 N46$.

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	34	4	136.00	SF	6.50	6.50	100	2017	2017	3	97	857	
2	0812	CONCRETE C	0	100	27	40	1,080.00	SF	4.00	4.00	100	2017	2017	3	97	4,190	
3	0855	CONC PAVER	0	100	0	0	822.00	SF	7.00	7.00	100	2017	2017	3	97	5,581	
4	0911	SCRN RM A	0	100	40	24	960.00	SF	17.50	17.50	100	2017	2017	3	82	13,776	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	
6	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2017	2017	3	87	24,847	
7	0476	VF 6 SBPL	0	100	0	0	325.00	LF	32.00	32.00	100	2018	2018	3	95	9,880	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
9	0811	CONCRETE B	0	100	76	12	912.00	SF	5.20	5.20	100	2021	2021	3	100	4,742	
10	0351	CARPORT MT	0	100	30	14	420.00	SF	10.00	10.00	100	2021	2021	3	97	4,074	

LAND DESCRIPTION

TOTAL OB/XF 70,157

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 10/15/2021 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS