LOT 23
IN OR 2090/1310
OAKS AT BRISTOL PB 8/4

WILLIAMS JEREMY T & CHRISTY M
88014 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

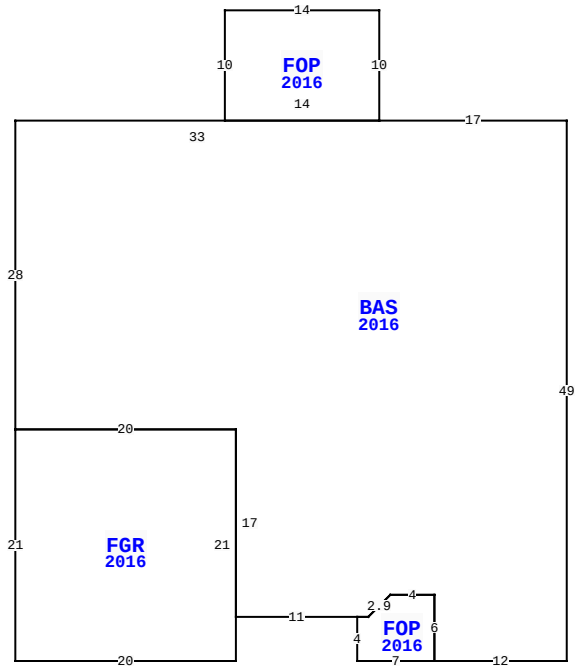
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,948	100	1,948	224,189
FGR	420	55	231	26,585
FOP	38	30	11	1,266
FOP	140	30	42	4,833
TOTALS	2,546		2,232	256,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,232	101.4790	120.51	268,978	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1948 HX Base Yr 2019



88014 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		256,874
TOTAL MARKET OB/XF VALUE		6,043
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,917
SOH/AGL Deduction		98,262
ASSESSED VALUE		224,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,655
TOTAL JUST VALUE		322,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632768	CO ISSUED	0	12/08/2016
B1632768	NEW CONSTR	240,620	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/1310	12/13/2016	SW	Q	I	01	219,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WILLIAMS JEREMY T &						
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=2016] W17 FOP=[YR=2016] N10 W14 S10 E14$ W33 S28 FGR=[YR=2016] S21 E20 N21 W20$ E20 S17 E11 FOP=[YR=2016] S4 E7 N6 W4 L2 D2 W1$ E1 U2 R2 E4 S6 E12 N49$.

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	22	4	88.00	SF	6.50	6.50	100	2016	2016	3	97	555	
2	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20	5.20	100	2016	2016	3	97	5,488	

LAND DESCRIPTION

TOTAL OB/XF 6,043

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 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS