

LOT 24
IN OR 2020/386
OAKS AT BRISTOL PB 8/4

SHEPARD LAWRENCE H II &/DEVOL CANDICE J (H&W)
88032 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0024-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4033.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	291,635
FGR	634	55	349	39,450
FOP	32	30	10	1,130
FSP	140	40	56	6,330

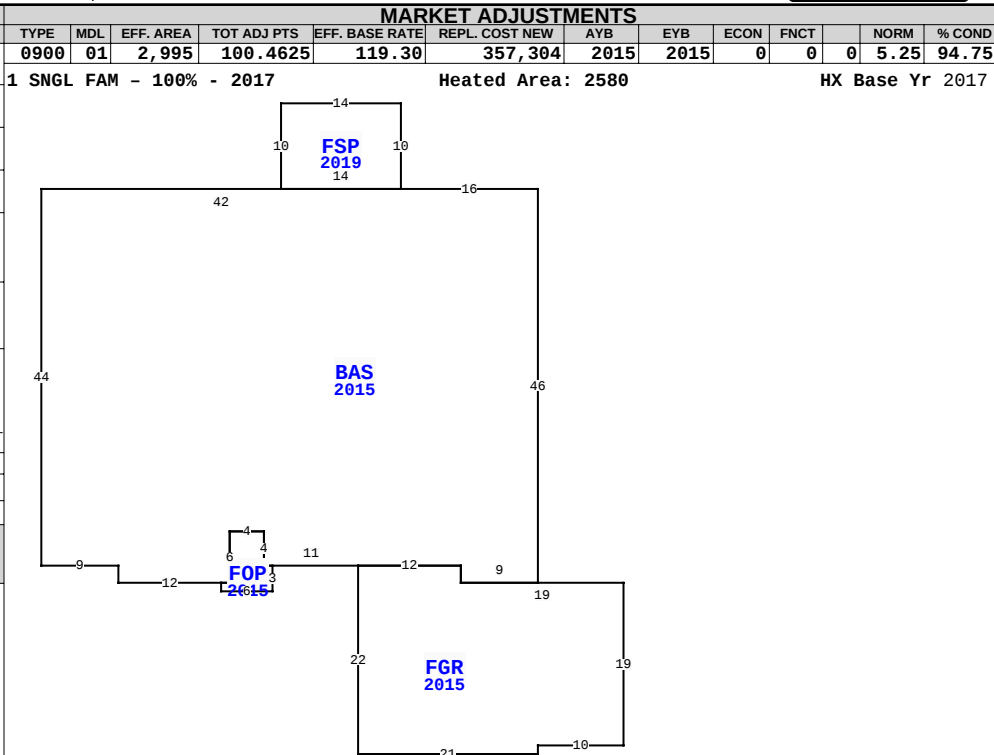
TOTALS	3,386		2,995	338,546
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EXTRA FEATURES

L N	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	42	3		126.00	SF 6.50	6.50	100	2015	2015	3	96	786
2	0811	CONCRETE B	0	100	0	0		1,057.00	SF 5.20	5.20	100	2015	2015	3	96	5,277
3	0462	ST/AL FNC	0	100	195	0		780.00	SF 10.00	10.00	100	2016	2016	3	84	6,552
4	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2016	2016	3	92	552

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	60,000.00	63,000.00	63,000							



88032 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,546
TOTAL MARKET OB/XF VALUE		13,167
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		414,713
SOH/AGL Deduction		243,981
ASSESSED VALUE		170,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,732
TOTAL JUST VALUE		414,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531014	CO ISSUED	0	12/11/2015
B1531014	NEW CONSTR	320,029	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0386	12/18/2015	SW	Q	I	01	266,200

GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SHEPARD LAWRENCE H						
1994/0420	7/24/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] N10 W14 S10 E14\$ W42 S44 E9 S2 E12 FOP=[YR=2015] S1 E6 N3 W1 N4 W4 S6 W1\$ E1 N6 E4 S4 E11 FGR=[YR=2015] S22 E21 N1 E10 N19 W19 N2 W12 \$ E12 S2 E9 N46\$.