LOT 27
IN OR 2037/880
OAKS AT BRISTOL PB 8/4

FOGLIA GLORIA
88082 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

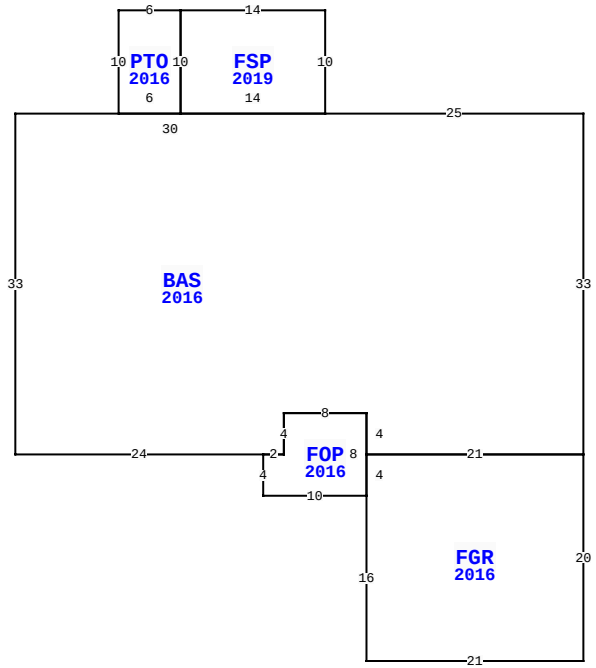
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	207,074
FGR	420	55	231	26,828
FOP	72	30	22	2,555
FSP	140	40	56	6,504
PTO	60	5	3	349
TOTALS	2,475		2,095	243,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	102.4100	121.61	254,773	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 1783 HX Base Yr 2017



88082 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		243,308
TOTAL MARKET OB/XF VALUE		12,771
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		322,079
SOH/AGL Deduction		126,853
ASSESSED VALUE		195,226
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		95,226
TOTAL JUST VALUE		322,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531471	CO ISSUED	0	03/24/2016
B1531471	NEW CONSTR	0	11/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0880	3/30/2016	SW	Q	I	02	211,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FOGLIA GLORIA						
2012/1004	10/26/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FSP=[YR=2019] N10 W14 PTO=[YR=2016] W6 S10 E6 N10$ S10 E14$ W30 S33 E24 FOP=[YR=2016] S4 E10 FGR=[YR=2016] S16 E21 N20 W21 S4$ N8 W8 S4 W2$ E2 N4 E8 S4 E21 N33$.

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	26	3	78.00	SF	6.50	6.50	100	2016	2016	3	97	492	
2	0810	CONCRETE A	0	100	0	0	724.00	SF	6.50	6.50	100	2016	2016	3	97	4,565	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2017	2017	3	94	3,910	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
5	0462	ST/AL FNC	0	100	85	0	340.00	SF	10.00	10.00	100	2017	2017	3	87	2,958	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 12,771

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	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS