LOT 33
IN OR 2034/985
OAKS AT BRISTOL PB 8/4

BERGER LAWRENCE & PAULETTA
88226 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0033-0000

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

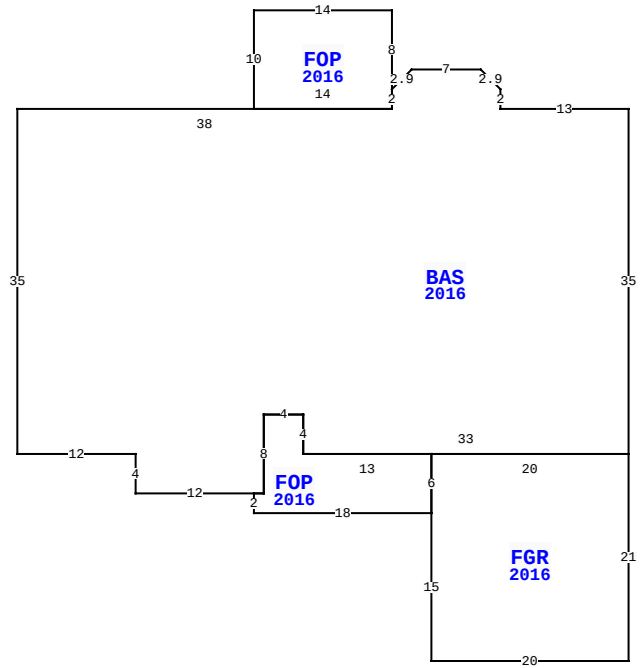
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	2,246	248,554
FGR	420	55	231	25,563
FOP	120	30	36	3,984
FOP	140	30	42	4,648
TOTALS	2,926		2,555	282,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,555	97.5840	115.88	296,073	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2246 HX Base Yr 2017



88226 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		282,750
TOTAL MARKET OB/XF VALUE		11,510
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		360,260
SOH/AGL Deduction		142,542
ASSESSED VALUE		217,718
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,718
TOTAL JUST VALUE		360,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531216	CO ISSUED	0	03/10/2016
B1531216	NEW CONSTR	279,957	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/0985	3/11/2016	SW	Q	I	01	229,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BERGER LAWRENCE & P						
1980/0354	5/14/2015	WD	Q	V	05	117,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 N2 L2 U2 W7 D2 L2 FOP=[YR=2016] N8 W14 S10 E14 N2$ S2 W38 S35 E12 S4 E12 FOP=[YR=2016] S2 E18 FGR=[YR=2016] S15 E20 N21 W20 S6$ N6 W13 N4 W4 S8 W1$ E1 N8 E4 S4 E33 N35$.

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	38	3	114.00	SF	6.50	6.50	100	2016	2016	3	97	719	
2	0810	CONCRETE A	0	100	0	0	739.00	SF	6.50	6.50	100	2016	2016	3	97	4,659	
3	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2017	2017	3	87	5,568	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 11,510

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