

LOT 35
IN OR 2205/1791
ESMT PT OR 1902/282

DURFEE DUKE JAMES & DANIELLE EILEEN
88324 MAYBOURNE ROAD
YULEE, FL 32097

2023

43-3N-28-1510-0035-0000



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	13	LVT/LAMMT 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
NEIGHBORHOOD/LOC	4033.0100	

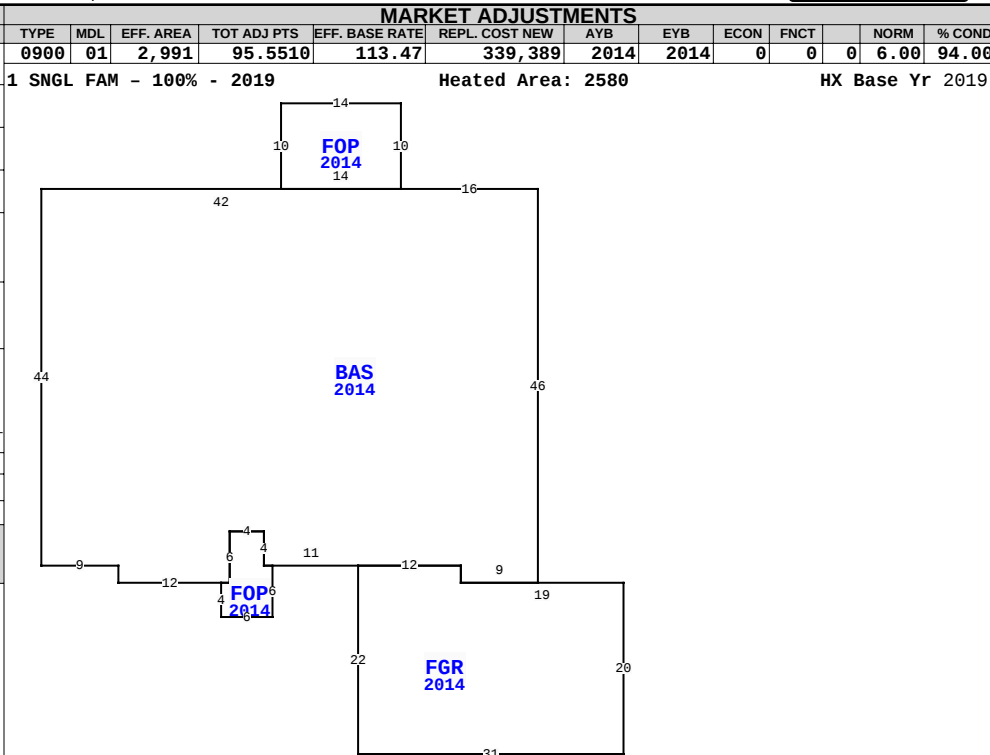
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	275,188
FGR	644	55	354	37,758
FOP	50	30	15	1,600
FOP	140	30	42	4,480

TOTALS	3,414	2,991	319,026
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,286.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00

REVIEW DATE 01/10/2019 BY KW



88324 MAYBOURNE RD, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	1,286.00	SF	5.20	5.20	100	2014	2014	3	95	6,353	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
3	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00	10.00	100	2018	2018	3	90	5,616	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

TOTAL OB/XF													15,649		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00				

Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE										319,026	
TOTAL MARKET OB/XF VALUE										15,649	
TOTAL LAND VALUE - MARKET										66,000	
TOTAL MARKET VALUE										400,675	
SOH/AGL Deduction										124,935	
ASSESSED VALUE										275,740	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										225,740	
TOTAL JUST VALUE										400,675	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										341,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428913	CO ISSUED	0	09/05/2014
B1428913	NEW CONSTR	313,833	06/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/1791	6/26/2018	SW	Q	I	02	305,300	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: DURFEE DUKE JAMES &							
1919/0008	5/22/2014	WD	Q	V	05	380,000	
GRANTOR: OAKS AT BRISTOL NASSA							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W16 FOP=[YR=2014] N10 W14 S10 E14 \$ W42 S44 E9 S2 E12 FOP=[YR=2014] S4 E6 N6 W1 N4 W4 S6 W1 \$ E1 N6 E4 S4 E11 FGR=[YR=2014] S22 E31 N20 W19 N2 W12 \$ E12 S2 E9 N46 \$.									

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