

LOT 36
IN OR 2013/855
ESMT PT OR 1902/282

COBB JAMES E & CATHRYN J
88340 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0036-0000



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	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
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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	2,165	100	2,165	237,709
FGR	420	55	231	25,363
FOP	156	30	47	5,160
FOP	216	30	65	7,137

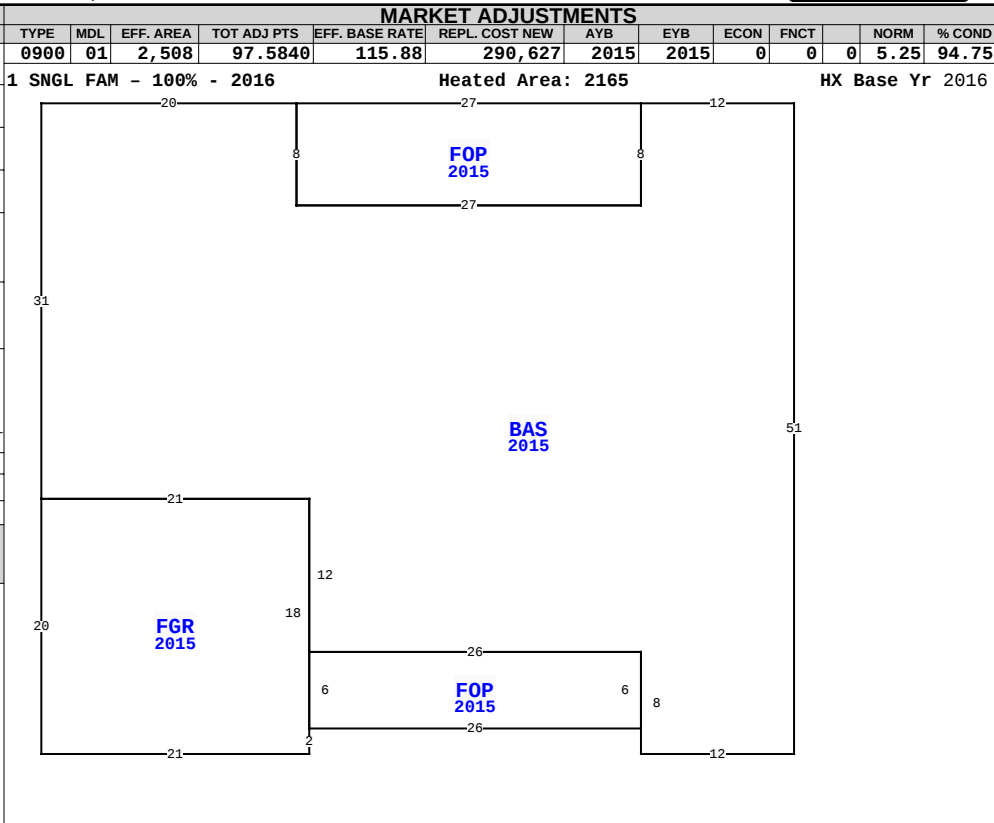
TOTALS	2,957		2,508	275,369
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EXTRA FEATURES

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	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
2	0811	CONCRETE B	0 100	0	0	719.00	SF	5.20	5.20	100	2015	2015	3	96	3,589	
3	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	32.00	100	2016	2016	3	92	4,122	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
5	0462	ST/AL FNC	0 100	80	0	320.00	SF	10.00	10.00	100	2016	2016	3	84	2,688	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

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	1.10	60,000.00	66,000.00	66,000							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

88340 MAYBOURNE RD, YULEE															
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,369	
TOTAL MARKET OB/XF VALUE		11,601	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		352,970	
SOH/AGL Deduction		143,633	
ASSESSED VALUE		209,337	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,337	
TOTAL JUST VALUE		352,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530978	CO ISSUED	0	11/04/2015
B1530978	2015	269,891	08/01/2015
P1518624	NEW CONSTR	0	08/01/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2013/0855	11/04/2015	SW Q	I 02
SALE PRICE			
225,900			

GRANTOR: ADAMS HOMES OF NORTH			
GRANTEE: COBB JAMES E & CATH			
1987/1960	6/25/2015	WD Q	V 01
SALE PRICE			
39,000			
GRANTOR: OAKS AT BRISTOL NASSA			
GRANTEE: ADAMS HOMES OF NORT			

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] W27 S8 E27 N8\$ S8 W27 N8
W20 S31 FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E26 N6 W26
S6\$ N18 W21\$ E21 S12 E26 S8 E12 N51\$.