

LOT 39
IN OR 2171/1368
OAKS AT BRISTOL PB 8/4

WILCOX CORA
88392 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0039-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	20	FACE BRICK 100	0900	01	2,743	100.3200	119.13	326,774	2014	2014	0	0	0	6.00	94.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2289														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
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		3 100																												
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	2,289	100	2,289	256,328																										
FGR	628	55	345	38,634																										
FOP	175	30	52	5,823																										
FOP	191	30	57	6,383																										
TOTALS			3,283	2,743	307,168																									
EXTRA FEATURES					88392 MAYBOURNE RD, YULEE																									
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	1,244.00	SF	5.20	5.20	100	2014	2014	3	95	6,145														
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2016	2016	3	92	4,769														
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276														
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2016	2016	3	84	2,822														
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276														
TOTAL OB/XF 14,288																														
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													
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																														

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,168
TOTAL MARKET OB/XF VALUE	14,288
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	387,456
SOH/AGL Deduction	120,158
ASSESSED VALUE	267,298
TOTAL EXEMPTION VALUE	60,000
BASE TAXABLE VALUE	207,298
TOTAL JUST VALUE	387,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,041

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1368	1/15/2018	WD	Q	I	01	255,000
GRANTOR: GUEST JAMES L JR & VI						
GRANTEE: WILCOX EDWARD M JR						
1969/1431	3/20/2015	SW	Q	I	01	239,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GUEST JAMES L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] W23 S6 E4 D3 R3 E16 N9 \$ S9 W16 U3 L3 W4 N6 W20 S42 FGR=[YR=2014] W3 S22 E19 N1 E10 N21 W26 \$ E26 S1 E9 FOP=[YR=2014] S11 E9 N1 E13 N6 W15 N5 W6 S1 W1 \$ E1 N1 E6 S5 E15 N47 \$.