LOT 40
IN OR 1991/606
OAKS AT BRISTOL PB 8/4

LANG ROY C & BRENDA L
88408 MAYBOURNE RD
YULEE, FL 32097

2023

43-3N-28-1510-0040-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

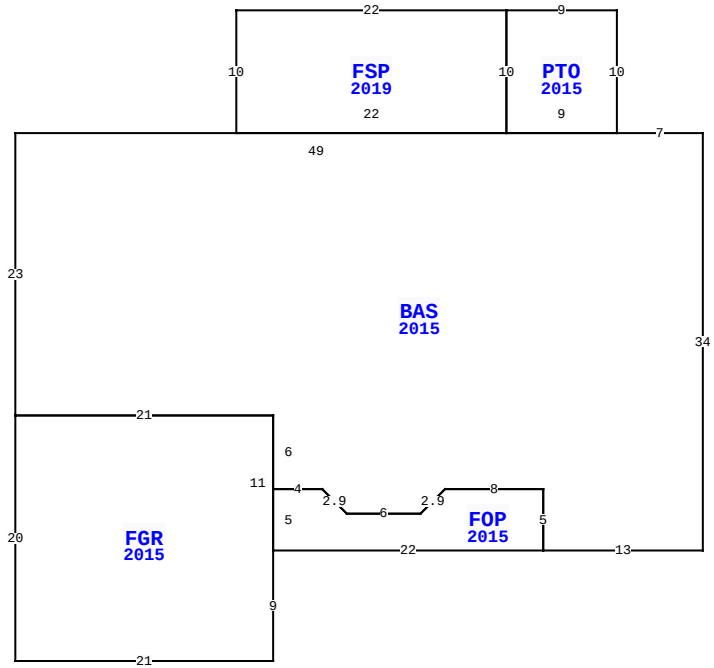
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	181,941
FGR	420	55	231	26,617
FOP	94	30	28	3,226
FSP	220	40	88	10,140
PTO	90	5	4	460
TOTALS	2,403		1,930	222,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,930	102.4100	121.61	234,707	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2016 Heated Area: 1579 HX Base Yr 2016



88408 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		222,385
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		292,428
SOH/AGL Deduction		137,420
ASSESSED VALUE		155,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,008
TOTAL JUST VALUE		292,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530207	CO ISSUED	0	07/09/2015
B1530207	NEW CONSTR	200,837	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0606	7/15/2015	SW	Q	I	02	193,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LANG ROY C & BRENDA						
1919/0008	5/22/2014	WD	Q	V	05	380,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W7 PTO=[YR=2015] N10 W9 FSP=[YR=2019] W22 S10 E22 N10$ S10 E9$ W49 S23FGR=[YR=2015] S20 E21 N9 FOP=[YR=2015] E22 N5 W8 L2 D2 W6 U2 L2 W4 S5$ N11 W21$ E21 S6 E4 R2 D2 E6 R2 U2 E8 S5 E13 N34$.

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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2015	2015	3	96	3,669	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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