LOT 45
OAKS AT BRISTOL PB 8/4

MOBLEY MATTHEW L & CANDICE V
88461 MAYBOURNE ROAD
YULEE, FL 32097

2023

43-3N-28-1510-0045-0000

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	11	CLAY TILE 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

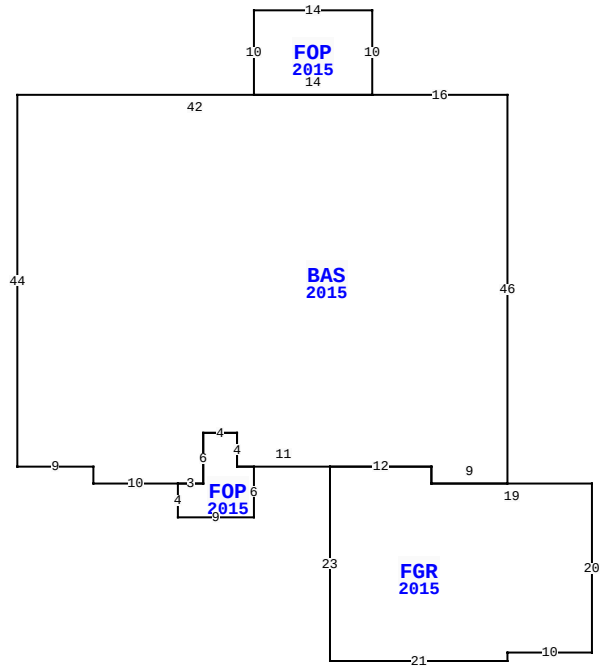
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	285,426
FGR	665	55	366	40,490
FOP	64	30	19	2,102
FOP	140	30	42	4,647
TOTALS	3,449		3,007	332,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,007	98.3250	116.76	351,097	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2022 Heated Area: 2580 HX Base Yr 2022



88461 MAYBOURNE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,664
TOTAL MARKET OB/XF VALUE		42,428
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		435,092
SOH/AGL Deduction		52,217
ASSESSED VALUE		382,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,875
TOTAL JUST VALUE		435,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632345	SWIM POOL	31,500	05/01/2016
B1529857	CO ISSUED	0	05/07/2015
B1529857	NEW CONSTR	313,881	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1111	7/17/2020	WD	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: MOBLEY MATTHEW L &						
2364/0284	5/26/2020	WD	U	I	37	323,400
GRANTOR: ROCKEY JON PAUL & KAR						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14 $ W42 S44 E9 S2 E10 FOP=[YR=2015] S4 E9 N6 W2 N4 W4 S6 W3 $ E3 N6 E4 S4 E11 FGR=[YR=2015] S23 E21 N1 E10 N20 W19 N2 W12 $ E12 S2 E9 N46 $.

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	1,136.00	SF	5.20	5.20	100	2015	2015	3	96	5,671	
2	0861	POOL GUNIT	0	100	24	16	384.00	SF	85.00	85.00	100	2016	2016	3	84	27,418	
3	0855	CONC PAVER	0	100	0	0	581.00	SF	10.00	10.00	100	2016	2016	3	97	5,636	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0462	ST/AL FNC	0	100	102	0	408.00	SF	10.00	10.00	100	2016	2016	3	84	3,427	

LAND DESCRIPTION

TOTAL OB/XF 42,428

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS