

LOT 46
IN OR 2124/574
OAKS AT BRISTOL PB 8/4

DOWNS JAMES M & TERRY J
88449 MAYBOURNE ROAD
YULEE, FL 32097

2023

43-3N-28-1510-0046-0000



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 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
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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	2,257	100	2,257	258,793
FGR	470	55	258	29,583
FOP	63	30	19	2,178
FOP	191	30	57	6,535

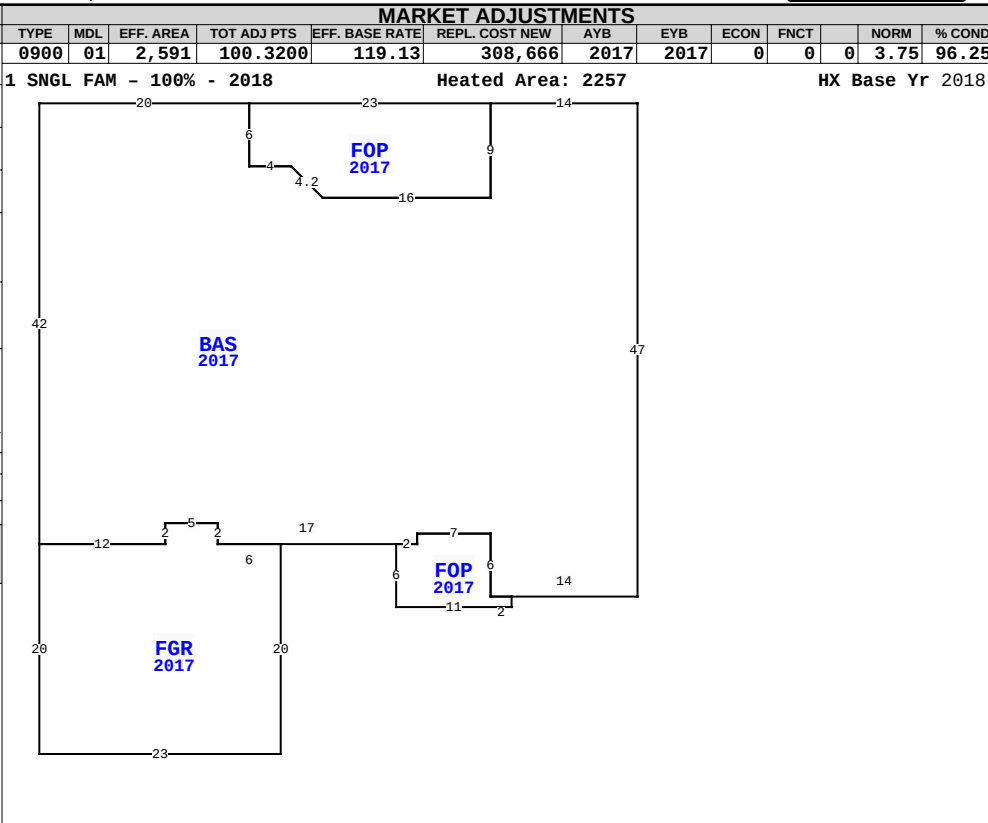
TOTALS	2,981		2,591	297,091
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EXTRA FEATURES

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	35	4	140.00	SF	6.50	6.50	100	2017	2017	3	97	883	
2	0811	CONCRETE B	0 100	0	0	693.00	SF	5.20	5.20	100	2017	2017	3	97	3,495	
3	0476	VF 6 SBPL	0 100	0	0	280.00	LF	32.00	32.00	100	2018	2018	3	95	8,512	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

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	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							



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

88449 MAYBOURNE RD, YULEE

TOTAL OB/XF																13,175
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			297,091
TOTAL MARKET OB/XF VALUE			13,175
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			370,266
SOH/AGL Deduction			123,045
ASSESSED VALUE			247,221
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			197,221
TOTAL JUST VALUE			370,266
NCON VALUE			8,797
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700037	CO ISSUED	0	05/19/2017
B1700037	NEW CONSTR	281,932	01/09/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0574	5/26/2017	SW	Q	I	02	247,900

SALES DATA

GRANTOR: ADAMS HOMES OF NORTHW	
GRANTEE: DOWNS JAMES M & TER	
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															
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BAS=[YR=2017] W14 FOP=[YR=2017] W23 S6 E4 D3 R3 E16 N9\$
S9 W16 L3 U3 W4 N6 W20 S42 FGR=[YR=2017] S20 E23 N20 W6 N2
W5 S2 W12\$ E12 N2 E5 S2 E17 FOP=[YR=2017] S6 E11 N1 W2 N6 W7
S1 W2\$ E2 N1 E7 S6 E14 N47\$.