

WELLING LEVI & MARILOU
88381 MAYBOURNE RD
YULEE, FL 32097

43-3N-28-1510-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	20	03	0900	01	2,332	99.6170	118.30	275,876	2016	2016	0	0	4.50	95.50	4																			
Exterior Wall	03	FACE BRICK 100	1 SNGL FAM - 100% - 2021													Heated Area: 2016										HX Base Yr 2021									
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		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	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	2,016	100	2,016	227,761																															
FGR	420	55	231	26,097																															
FOP	140	30	42	4,745																															
FOP	144	30	43	4,858																															
TOTALS		2,720	2,332	263,462																															
EXTRA FEATURES										88381 MAYBOURNE RD, YULEE										BLD DATE 03/03/2023 NW LGL DATE															
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	29	4	116.00	SF	6.50	6.50	100	2016	2016	3	97	731																				
2	0811	CONCRETE B	0 100	0	0	742.00	SF	5.20	5.20	100	2016	2016	3	97	3,743																				
3	0476	VF 6 SBPL	0 100	0	0	276.00	LF	32.00	32.00	100	2018	2018	3	95	8,390																				
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285																				
LAND DESCRIPTION																	TOTAL OB/XF 13,149																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																			