

LOT 52  
IN OR 2146/1878  
OAKS AT BRISTOL PB 8/4

JOHNSON TRAVIS & REBECCA  
88335 MAYBOURNE ROAD  
YULEE, FL 32097

2023

43-3N-28-1510-0052-0000



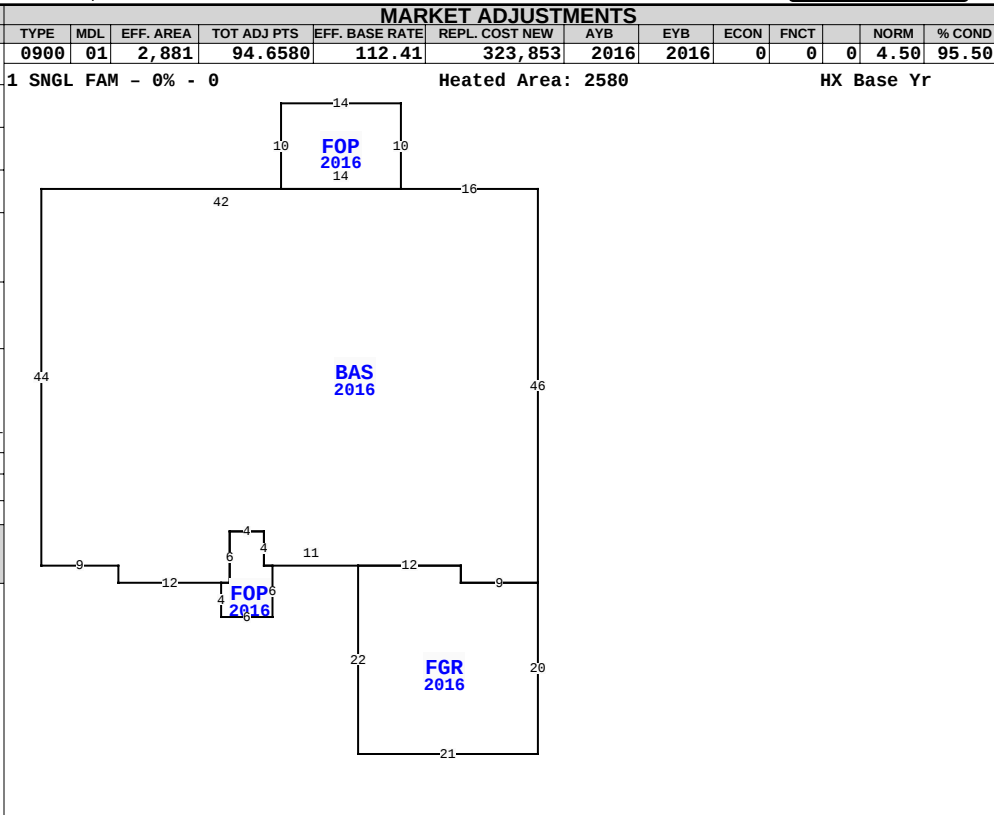
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                |    | 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        | 276,967              |
| FGR       | 444              | 55          | 244          | 26,194               |
| FOP       | 50               | 30          | 15           | 1,610                |
| FOP       | 140              | 30          | 42           | 4,509                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,214 |  | 2,881 | 309,280 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |       |    |                |       |
|----------------|------------|-------------|---------|---|----|-------|----|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R          | NOTES |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 33 | 4     |    | 132.00 SF 6.50 |       |
| 2              | 0811       | CONCRETE B  | 0       | 0 | 0  | 0     |    | 731.00 SF 5.20 |       |



|                           |                        |           |
|---------------------------|------------------------|-----------|
| 88335 MAYBOURNE RD, YULEE | BLD DATE 03/03/2023 NW | LGL DATE  |
|                           | XF DATE                | LAND DATE |
|                           | INC DATE               | AG 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       | 0 | 33 | 4     |    | 132.00 SF 6.50 | 6.50           | 100       | 2016    | 2016        | 3 | 97     | 832             |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0  | 0     |    | 731.00 SF 5.20 | 5.20           | 100       | 2016    | 2016        | 3 | 97     | 3,687           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF 4,519 |     |           |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE         | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-1     | 0.00  | 0.00  | 1.00        | LT                |     | 1.00      | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 4          |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 309,280                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 4,519                  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 60,000                 |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 373,799                |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 58,475                 |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 315,324                |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 315,324                |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 373,799                |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 322,194                |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632353   | CO ISSUED   | 0       | 01/12/2017 |
| B1632353   | NEW CONSTR  | 312,371 | 05/01/2016 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2146/1878                      | 9/19/2017  | SW           | Q      | I      | 01        | 259,400       |  |
| GRANTOR: ADAMS HOMES OF NORTHW |            |              |        |        |           |               |  |
| GRANTEE: JOHNSON TRAVIS & RE   |            |              |        |        |           |               |  |
| 1948/1469                      | 11/20/2014 | WD           | Q      | V      | 05        | 152,000       |  |
| GRANTOR: OAKS AT BRISTOL NASSA |            |              |        |        |           |               |  |
| GRANTEE: ADAMS HOMES OF NORT   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W16 FOP=[YR=2016] N10 W14 S10 E14\$ W42 S44 E9 S2 E12 FOP=[YR=2016] S4 E6 N6 W1 N4 W4 S6 W1\$ E1 N6 E4 S4 E11 FGR=[YR=2016] S22 E21 N20 W9 N2 W12\$ E12 S2 E9 N46\$. |  |  |  |  |  |  |  |  |  |