LOT 6
IN OR 2102/1093
OAKS AT BRISTOL PB 8/4

REYNOLDS WILLIAM C & JENNIFER L
88217 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0006-0000

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	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

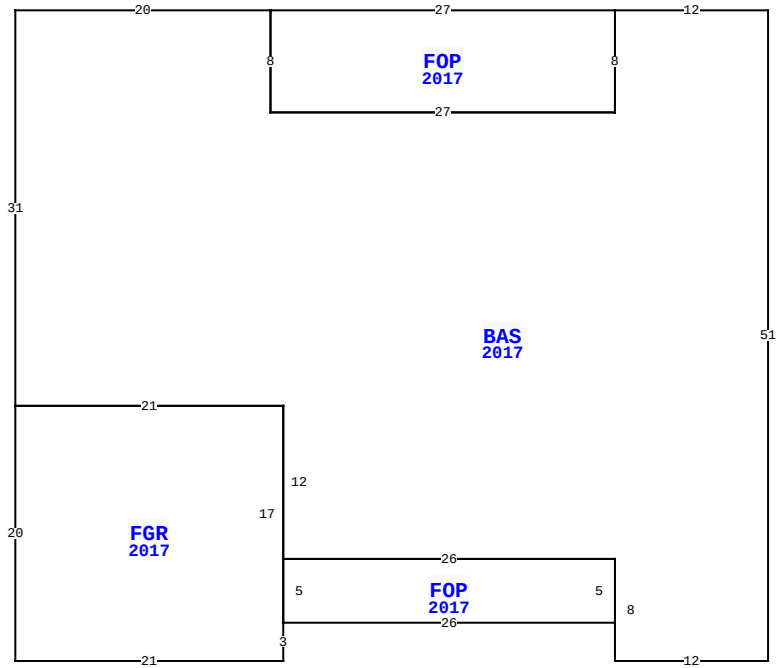
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	252,203
FGR	420	55	231	26,909
FOP	130	30	39	4,543
FOP	216	30	65	7,572
TOTALS	2,931		2,500	291,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	97.5840	121.98	304,950	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 2165 HX Base Yr 2021



88217 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,227
TOTAL MARKET OB/XF VALUE		5,362
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,589
SOH/AGL Deduction		109,359
ASSESSED VALUE		262,230
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		207,230
TOTAL JUST VALUE		371,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632767	CO ISSUED	0	02/10/2017
B1632767	NEW CONSTR	270,668	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1093	2/16/2017	SW	Q	I	01	240,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: REYNOLDS WILLIAM C						
1980/0354	5/14/2015	WD	Q	V	05	117,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W27 S8 E27 N8$ S8 W27 N8 W20 S31 FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E26 N5 W26 S5$ N17 W21$ E21 S12 E26 S8 E12 N51$.

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	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2017	2017	3	97	504	
2	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	4.00	100	2017	2017	3	97	4,858	

LAND DESCRIPTION

TOTAL OB/XF 5,362

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS