

LOT 7
IN OR 2077/1592
OAKS AT BRISTOL PB 8/4

DEWITT TIMOTHY & ALLISON
88203 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0007-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
NEIGHBORHOOD/LOC	4033.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2,253	283,512
FGR	730	55	402	50,587
FOP	56	30	17	2,139
FOP	191	30	57	7,173
TOTALS	3,230		2,729	343,410

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	37	4	148.00	SF	6.50	6.50	100	2016
2	0812	CONCRETE C	0 100	0	0	1,086.00	SF	4.00	4.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,729	106.2480	132.81	362,438	2016	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2017 Heated Area: 2253 HX Base Yr 2017											
88203 MAYBOURNE RD, YULEE											

TOTAL OB/XF											
5,094											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		343,410	
TOTAL MARKET OB/XF VALUE		5,094	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		423,504	
SOH/AGL Deduction		173,521	
ASSESSED VALUE		249,983	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		199,983	
TOTAL JUST VALUE		423,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,971	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632352	CO ISSUED	0	10/12/2016
B1632352	NEW CONSTR	294,026	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2077/1592	10/13/2016	SW	Q	I	01	246,200	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: DEWITT TIMOTHY & AL							
2042/0990	4/21/2016	WD	Q	V	01	40,000	
GRANTOR: OAKS AT BRISTOL NASSA							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W20 FOP=[YR=2016] W23 S9 E16 U3 R3 E4 N6\$ S6 W4 D3 L3 W16 N9 W14 S47 E12 FOP=[YR=2016] S1 E10 N6 W2 N1 W6 S6 W2\$ E2 N6 E6 S1 E10 FGR=[YR=2016] S24 E10 S1 E19 N25 W14 N3 W5 S3 W10\$ E10 N3 E5 S3 E12 N42\$.											