LOT 8
OAKS AT BRISTOL PB 8/4

THOMAS CRAIG & KRISTI
88189 MAYBOURNE RD
YULEE, FL 32097

**2024**

**43-3N-28-1510-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

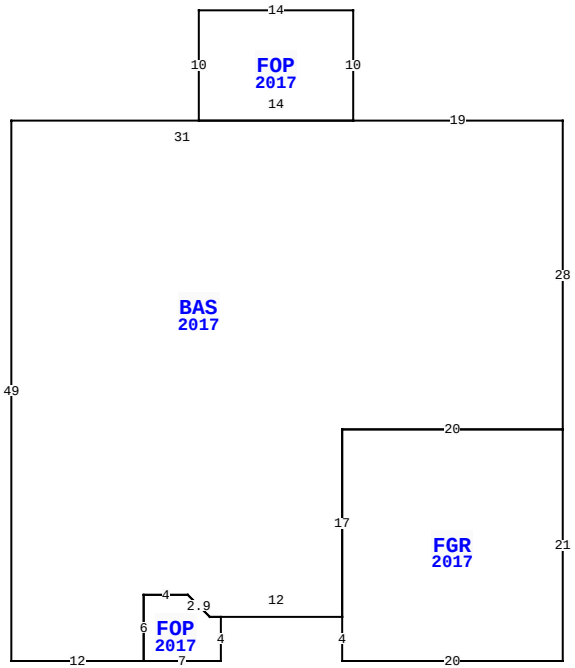
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,948 | 100 | 1,948 | 235,984 |
| FGR | 420 | 55 | 231 | 27,983 |
| FOP | 38 | 30 | 11 | 1,332 |
| FOP | 140 | 30 | 42 | 5,088 |
| TOTALS | 2,546 | | 2,232 | 270,388 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,232 | 101.4790 | 126.85 | 283,129 | 2017 | 2017 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 1948 HX Base Yr 2022




88189 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 | | 270,388 |
| TOTAL MARKET OB/XF VALUE | | 26,684 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 372,072 |
| SOH/AGL Deduction | | 51,380 |
| ASSESSED VALUE | | 320,692 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 270,692 |
| TOTAL JUST VALUE | | 372,072 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,115 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22011438 | SWIM POOL | 38,990 | 07/26/2022 |
| B1633507 | CO ISSUED | 0 | 04/05/2017 |
| B1633507 | NEW CONSTR | 240,677 | 12/05/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/0612 | 9/24/2021 | WD | Q | I | 02 | 355,000 |
| GRANTOR: MH 3 INVESTMENTS LLC | | | | | | |
| GRANTEE: THOMAS CRAIG & KRIS | | | | | | |
| 2482/1552 | 7/27/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: GRAVENER FRANK G & PA | | | | | | |
| GRANTEE: MH 3 INVESTMENTS LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] N10 W14 S10 E14$ W31 S49 E12 FOP=[YR=2017] E7 N4 W1 U2 L2 W4 S6$ N6 E4 D2 R2 E12 FGR=[YR=2017] S4 E20 N21 W20 S17$ N17 E20 N28$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 638.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 3,218 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 99 | 3,802 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 99 | 297 | |
| 5 | 0866 | POOL FIBER | 0 | 100 | 0 | 0 | 231.00 | SF | 72.00 | 72.00 | 100 | 2022 | 2022 | 3 | 97 | 16,133 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 273.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 2,730 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,684

| 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 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS