LOT 9
OAKS AT BRISTOL PB 8/4

MOSES GEORGE L JR/MOSES EUGENIA M
88175 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

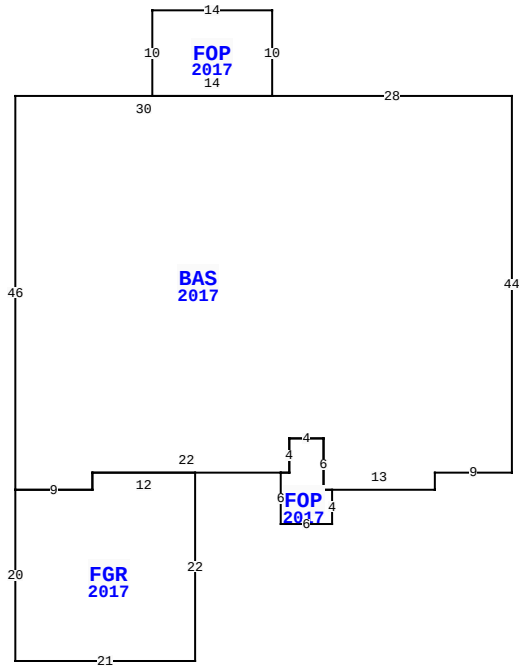
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,580	100	2,580	291,529
FGR	444	55	244	27,571
FOP	50	30	15	1,695
FOP	140	30	42	4,745
TOTALS	3,214		2,881	325,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	94.6580	118.32	340,880	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2024 Heated Area: 2580 HX Base Yr



88175 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		325,540
TOTAL MARKET OB/XF VALUE		7,440
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,980
SOH/AGL Deduction		0
ASSESSED VALUE		407,980
TOTAL EXEMPTION VALUE	13	407,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		407,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633445	CO ISSUED	0	04/07/2017
B1633445	NEW CONSTR	312,371	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1590	10/16/2023	SW	U	I	12	391,500
GRANTOR: PENNYMAC LOAN SERVICE						
GRANTEE: MOSES GEORGE L JR						
2613/1392	1/05/2023	CT	U	I	18	265,100
GRANTOR: CLERK OF COURT						
GRANTEE: PENNYMAC LOAN SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] N10 W14 S10 E14$ W30 S46
FGR=[YR=2017] S20 E21 N22 W12 S2 W9$ E9 N2 E22 FOP=[YR=2017]
S6 E6 N4 W1 N6 W4 S4 W1$ E1 N4 E4 S6 E13 N2 E9 N44$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2017	2017	3	97	757	
3	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20	5.20	100	2017	2017	3	97	3,253	

LAND DESCRIPTION

TOTAL OB/XF 7,440

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 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS