LOT 11
IN OR 2155/768
OAKS AT BRISTOL PB 8/4

GOLDEN CLARENCE D
88153 MAYBOURNE ROAD
YULEE, FL 32097

2024

43-3N-28-1510-0011-0000

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	12	HARDWOOD 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

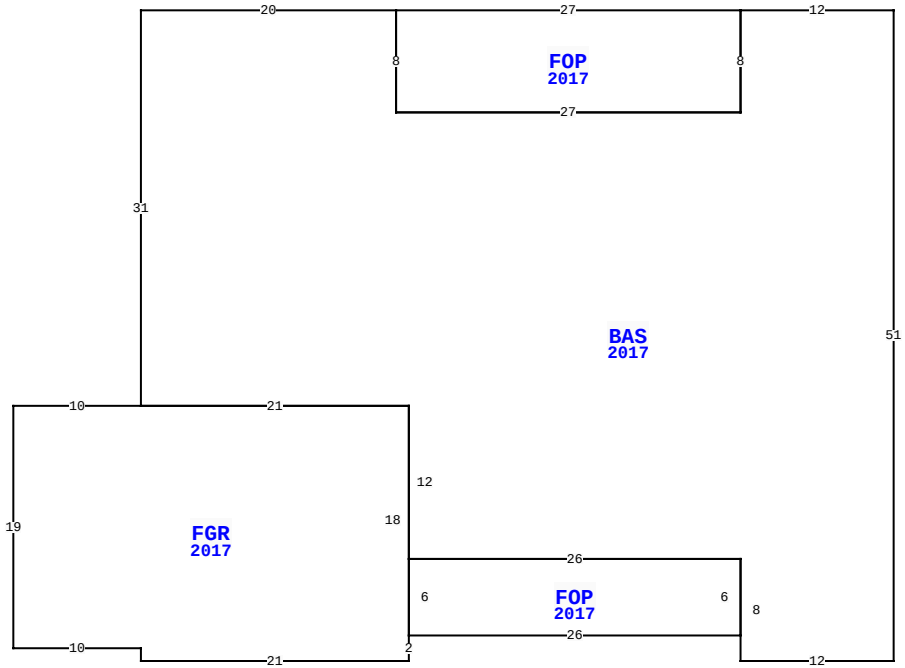
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	255,738
FGR	610	55	336	39,690
FOP	156	30	47	5,551
FOP	216	30	65	7,678
TOTALS	3,147		2,613	308,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,613	98.9520	123.69	323,202	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 2165 HX Base Yr 2018



88153 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		308,658
TOTAL MARKET OB/XF VALUE		5,791
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		389,449
SOH/AGL Deduction		143,736
ASSESSED VALUE		245,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,713
TOTAL JUST VALUE		389,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705082	CO ISSUED	0	10/13/2017
B1705082	NEW CONSTR	283,100	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0768	10/24/2017	SW	Q	I	02	251,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GOLDEN CLARENCE D						
2042/0947	4/21/2016	WD	Q	V	05	160,000
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] W10 S19 E10 S1 E21 N2 FOP=[YR=2017] E26 N6 W26 S6$ N18 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	17	4	68.00	SF	6.50	6.50	100	2017	2017	3	97	429	
2	0812	CONCRETE C	0	100	0	0	1,382.00	SF	4.00	4.00	100	2017	2017	3	97	5,362	

LAND DESCRIPTION

TOTAL OB/XF 5,791

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