LOT 14
OAKS AT BRISTOL PB 8/4

BOATWRIGHT LARRY M & SANDRA N
P O BOX 1542
YULEE, FL 32041

2024

43-3N-28-1510-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

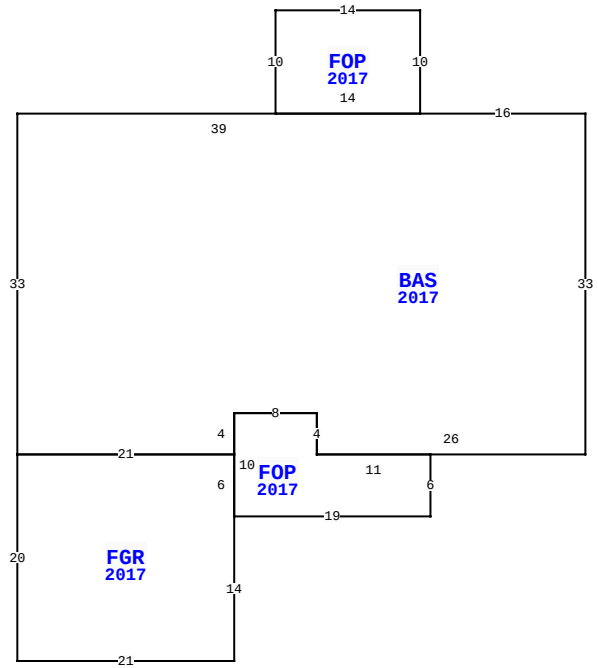
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	217,971
FGR	420	55	231	28,239
FOP	140	30	42	5,134
FOP	146	30	44	5,379
TOTALS	2,489		2,100	256,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,100	102.4100	128.01	268,821	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 1783 HX Base Yr 2021



88101 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		256,724
TOTAL MARKET OB/XF VALUE		4,272
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,996
SOH/AGL Deduction		100,288
ASSESSED VALUE		235,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,708
TOTAL JUST VALUE		335,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702902	CO ISSUED	0	10/10/2017
B1702902	NEW CONSTR	223,101	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0613	7/30/2020	WD	Q	I	01	255,000
GRANTOR: NEIL SHAWN E & ALYSSA						
GRANTEE: BOATWRIGHT LARRY M						
2152/0226	10/12/2017	SW	Q	I	01	223,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NEIL SHAWN E & ALYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14$ W39 S33
FGR=[YR=2017] S20 E21 N14 FOP=[YR=2017] E19 N6 W11 N4 W8
S10$ N6 W21$ E21 N4 E8 S4 E26 N33$.

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	747.00	SF	5.20	5.20	100	2017	2017	3	97	3,768	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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