LOT 16
IN OR 2161/1010
OAKS AT BRISTOL PB 8/4

DILLON STEVEN
88067 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0016-0000

BUILDING CHARACTERISTICS

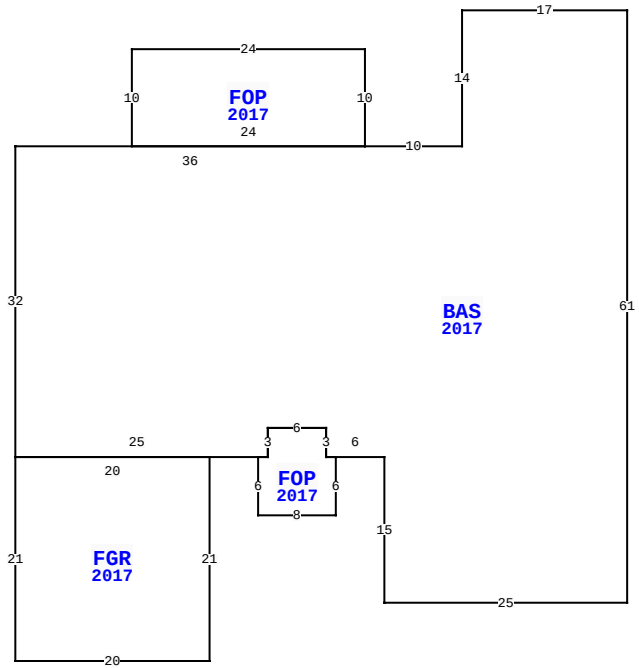
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,611	100	2,611	292,263
FGR	420	55	231	25,858
FOP	66	30	20	2,239
FOP	240	30	72	8,059
TOTALS	3,337		2,934	328,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,934	93.7650	117.21	343,894	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 2611 HX Base Yr 2018



88067 MAYBOURNE RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,419
TOTAL MARKET OB/XF VALUE		4,393
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,812
SOH/AGL Deduction		151,759
ASSESSED VALUE		256,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,053
TOTAL JUST VALUE		407,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705637	CO ISSUED	0	11/29/2017
B1705637	NEW CONSTR	324,922	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1010	11/30/2017	SW	Q	I	01	260,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DILLON STEVEN						
2027/0444	2/04/2016	WD	Q	V	05	234,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 S14 W10 FOP=[YR=2017] N10 W24 S10 E24$ W36 S32 FGR=[YR=2017] S21 E20 N21 W20$ E25 FOP=[YR=2017] S6 E8 N6 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E6 S15 E25 N61 $.

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	28	4	112.00	SF	6.50	6.50	100	2017	2017	3	97	706	
2	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20	5.20	100	2017	2017	3	97	3,687	

LAND DESCRIPTION

TOTAL OB/XF 4,393

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