LOT 19
OAKS AT BRISTOL PB 8/4

KAISER TRISHA A & BRADLEY PATRICK
88015 MAYBOURNE ROAD
YULEE, FL 32097

2024

43-3N-28-1510-0019-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

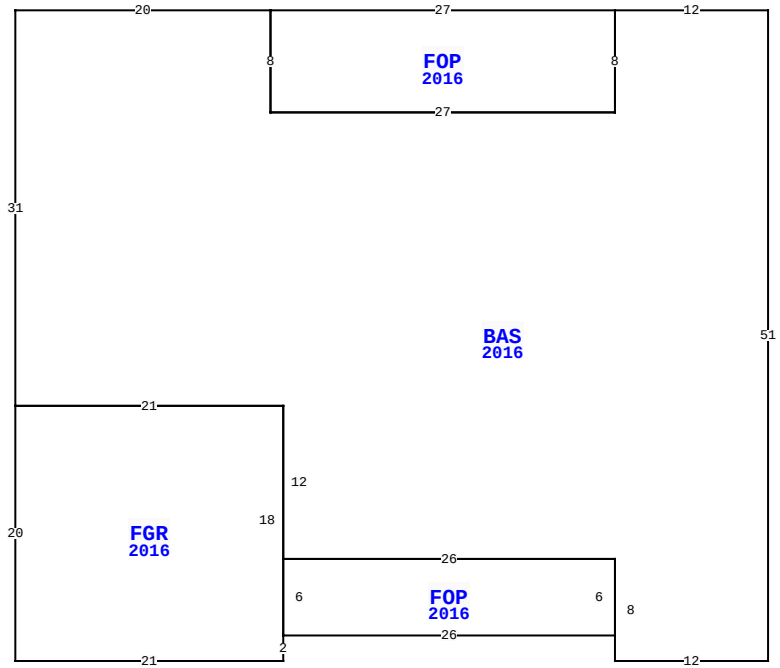
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	252,561
FGR	420	55	231	26,948
FOP	156	30	47	5,483
FOP	216	30	65	7,583
TOTALS	2,957		2,508	292,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,508	98.4960	123.12	308,785	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2023 Heated Area: 2165 HX Base Yr 2023



88015 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		292,574
TOTAL MARKET OB/XF VALUE		56,070
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		423,644
SOH/AGL Deduction		16,856
ASSESSED VALUE		406,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		356,788
TOTAL JUST VALUE		423,644
NCON VALUE		47,664
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001962	SWIM POOL	70,000	02/14/2023
2300889	ADDITION	16,990	01/20/2023
B1531497	CO ISSUED	0	04/19/2016
B1531497	NEW CONSTR	270,668	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0975	3/28/2022	WD	Q	I	01	416,000
GRANTOR: RUTTER SCOTT STEVEN &						
GRANTEE: KAISER TRISHA ANN &						
2241/0062	11/20/2018	WD	Q	I	01	272,500
GRANTOR: WILDES CEDRIC L & JEN						
GRANTEE: RUTTER SCOTT STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] W27 S8 E27 N8$ S8 W27 N8 W20 S31 FGR=[YR=2016] S20 E 21 N2 FOP=[YR=2016] 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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	
2	0811	CONCRETE B	0	100	0	0	719.00	SF	5.20	5.20	100	2016	2016	3	96	3,589	
3	0855	CONC PAVER	0	100	12	14	168.00	SF	10.00	10.00	100	2016	2016	3	96	1,613	
4	0477	VF 4 SLAT	0	100	0	0	186.00	LF	14.00	14.00	100	2016	2016	3	90	2,344	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	180.00	180.00	100	2016	2016	3	90	486	
6	0912	SCRN RM G	1	100	0	0	882.00	SF	20.00	20.00	100	2024	2023		100	17,640	
7	0866	POOL FIBER	1	100	0	0	342.00	SF	72.00	72.00	100	2024	2023		100	24,624	
8	0855	CONC PAVER	1	100	0	0	540.00	SF	10.00	10.00	100	2024	2023		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 56,070

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 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS