LOT 21
OAKS AT BRISTOL PB 8/4

HOPKINS ERIC A & CAROLYN L
88002 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0021-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

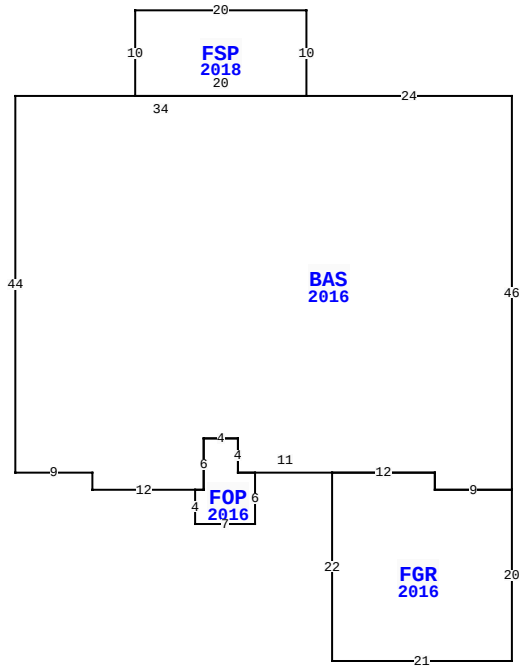
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	310,531
FGR	444	55	244	29,368
FOP	56	30	17	2,047
FSP	200	40	80	9,628
TOTALS	3,280		2,921	351,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,921	101.6234	127.03	371,055	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2020 Heated Area: 2580 HX Base Yr 2020



88002 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		351,575
TOTAL MARKET OB/XF VALUE		13,213
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		439,788
SOH/AGL Deduction		146,127
ASSESSED VALUE		293,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,661
TOTAL JUST VALUE		439,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531543	CO ISSUED	0	04/19/2016
B1531543	NEW CONSTR	313,711	12/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/1545	11/12/2019	WD	Q	I	01	337,500
GRANTOR: VAN DER KOLK JAN DIRK						
GRANTEE: HOPKINS ERIC A & CA						
2193/1622	5/03/2018	WD	Q	I	02	319,000
GRANTOR: HARRIS WILLIAM F JR &						
GRANTEE: VAN DER KOLK JAN DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2018] N10 W20 S10 E20$ W34 S44 E9 S2 E12 FOP=[YR=2016] S4 E7 N6 W2 N4 W4 S6 W1$ E1 N6 E4 S4 E11 FGR=[YR=2016] S22 E21 N20 W9 N2 W12$ E12 S2 E9 N46$.

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	35	3	105.00	SF	6.50	6.50	100	2016	2016	3	96	655	
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	2016	2016	3	96	3,894	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2016	2016	3	90	5,184	
4	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2016	2016	3	90	1,080	
5	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2016	2016	3	96	2,400	

LAND DESCRIPTION

TOTAL OB/XF 13,213

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 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS