LOT 24
IN OR 2020/386
OAKS AT BRISTOL PB 8/4

SHEPARD LAWRENCE H II &/DEVOL CANDICE J (H&W)
88032 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0024-0000

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 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

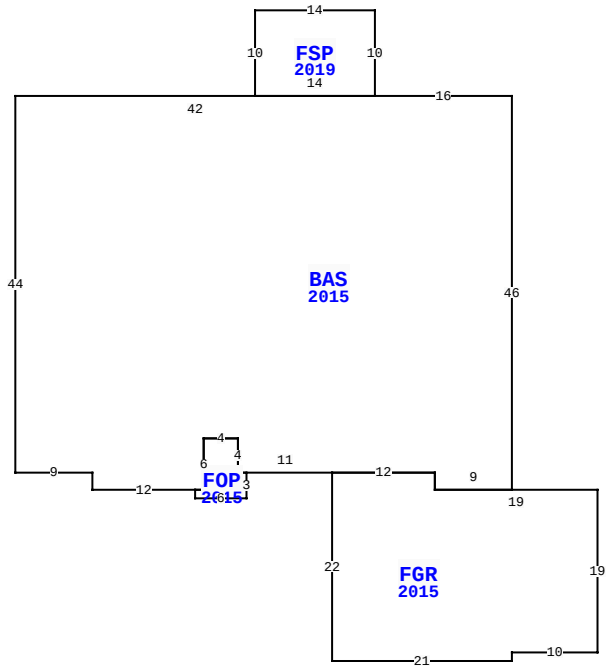
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	304,556
FGR	634	55	349	41,197
FOP	32	30	10	1,181
FSP	140	40	56	6,610
TOTALS	3,386		2,995	353,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	100.4625	125.58	376,112	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 2580 HX Base Yr 2017



88032 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		353,545
TOTAL MARKET OB/XF VALUE		12,858
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		445,153
SOH/AGL Deduction		269,299
ASSESSED VALUE		175,854
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,854
TOTAL JUST VALUE		445,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531014	CO ISSUED	0	12/11/2015
B1531014	NEW CONSTR	320,029	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0386	12/18/2015	SW	Q	I	01	266,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SHEPARD LAWRENCE H						
1994/0420	7/24/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] N10 W14 S10 E14$ W42 S44 E9 S2 E12 FOP=[YR=2015] S1 E6 N3 W1 N4 W4 S6 W1$ E1 N6 E4 S4 E11 FGR=[YR=2015] S22 E21 N1 E10 N19 W19 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	42	3	126.00	SF	6.50	6.50	100	2015	2015	3	95	778	
2	0811	CONCRETE B	0	100	0	0	1,057.00	SF	5.20	5.20	100	2015	2015	3	95	5,222	
3	0462	ST/AL FNC	0	100	195	0	780.00	SF	10.00	10.00	100	2016	2016	3	81	6,318	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 12,858

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	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	75,000.00	78,750.00	78,750							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/06/2024 BY SYS