LOT 26
OAKS AT BRISTOL PB 8/4

RICHARDSON JAMIE L
88066 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0026-0000

BUILDING CHARACTERISTICS

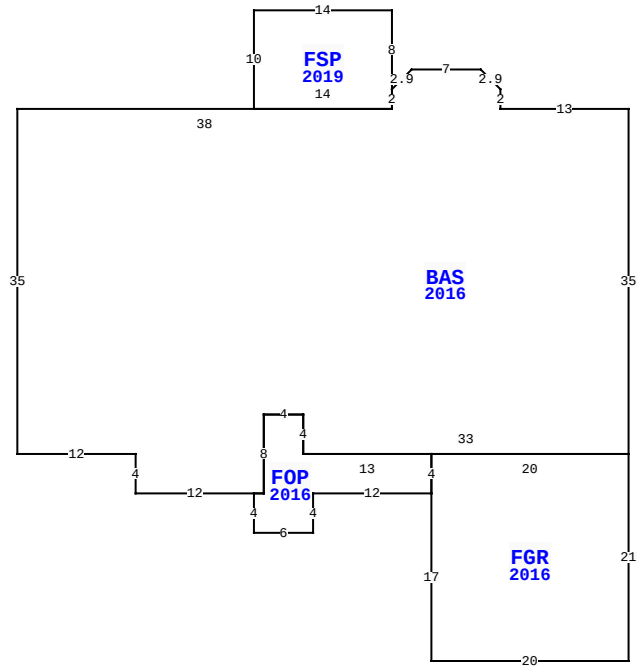
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,246	100	2,246	262,499
FGR	420	55	231	26,998
FOP	108	30	32	3,740
FSP	140	40	56	6,545
TOTALS	2,914		2,565	299,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,565	98.6784	123.35	316,393	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2024 Heated Area: 2246 HX Base Yr 2024



88066 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,782
TOTAL MARKET OB/XF VALUE		16,965
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,747
SOH/AGL Deduction		0
ASSESSED VALUE		391,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,747
TOTAL JUST VALUE		391,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531215	CO ISSUED	0	02/22/2016
B1531215	NEW CONSTR	280,314	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2633/663	4/12/2023	WD	Q	I	01	462,500
GRANTOR: SHEPARD WILLIAM T & M						
GRANTEE: RICHARDSON JAMIE L						
2031/1208	2/29/2016	SW	Q	I	01	230,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SHEPARD WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 N2 U2 L2 W7 D2 L2 FSP=[YR=2019] N8 W14 S10 E14 N2 $ S2 W38 S35 E12 S4 E12 FOP=[YR=2016] S4 E6 N4 E12 FGR=[YR=2016] S17 E20 N21 W20 S4$ N4 W13 N4 W4 S8 W1$ E1 N8 E4 S4 E33 N35$.

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	34	3	102.00	SF	6.50	6.50	100	2016	2016	3	96	636	
2	0811	CONCRETE B	0	100	0	0	1,737.00	SF	5.20	5.20	100	2016	2016	3	96	8,671	
3	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2017	2017	3	92	3,974	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
5	0462	ST/AL FNC	0	100	85	0	340.00	SF	10.00	10.00	100	2017	2017	3	84	2,856	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 16,965

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	1.00	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