

DEACON VICTOR J & JENNIFER A
88118 MAYBOURNE RD
YULEE, FL 32097

43-3N-28-1510-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	2,288	100	2,288	271,852
FGR	501	55	276	32,793
FOP	56	30	17	2,020
FSP	191	40	76	9,030
FST	18	55	10	1,188
PTO	300	5	15	1,782
TOTALS	3,354		2,682	318,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,682	100.3200	125.40	336,323	2016	2016	0	0	5.25	94.75

1 SNGL FAM - 100% - 2022
Heated Area: 2288
HX Base Yr 2022

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,666
TOTAL MARKET OB/XF VALUE	11,888
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	405,554
SOH/AGL Deduction	103,242
ASSESSED VALUE	302,312
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	252,312
TOTAL JUST VALUE	405,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,271

PERMIT NUM DESCRIPTION AMT ISSUED

B202612 SCRNL ENCLSR 6,048 04/07/2020

B1531568 CO ISSUED 0 04/26/2016

B1531568 NEW CONSTR 281,931 12/01/2015

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2457/1825 4/30/2021 WD Q I 01 359,900

GRANTOR: RUFFIN JAMES DANNY &
GRANTEE: DEACON VICTOR J & J
2297/0645 8/09/2019 WD Q I 01 299,900
GRANTOR: FRYFOGLE LELANI LEI
GRANTEE: RUFFIN JAMES DANNY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 PTO=[YR=2020] N12 W25 S12 E25\$ W1
FSP=[YR=2019] W23 S6 E4 R3 D3 E16 N9\$ S9 W16 U3 L3 W4 N6
W20 S42 FGR=[YR=2016] S21E23 N21 W5 FST=[YR=2016] W6 N3 E6
S3\$ N3 W6 S3 W12\$ E23 S1 E12 FOP=[YR=2016] S6 E9 N2 W1 N5 W6
S1 W2\$ E2 N1 E6 S5 E14 N47\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 10/14/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS