LOT 30
IN OR 2228/953
OAKS AT BRISTOL PB 8/4

STROUPE RODNEY J & KIM J
88134 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

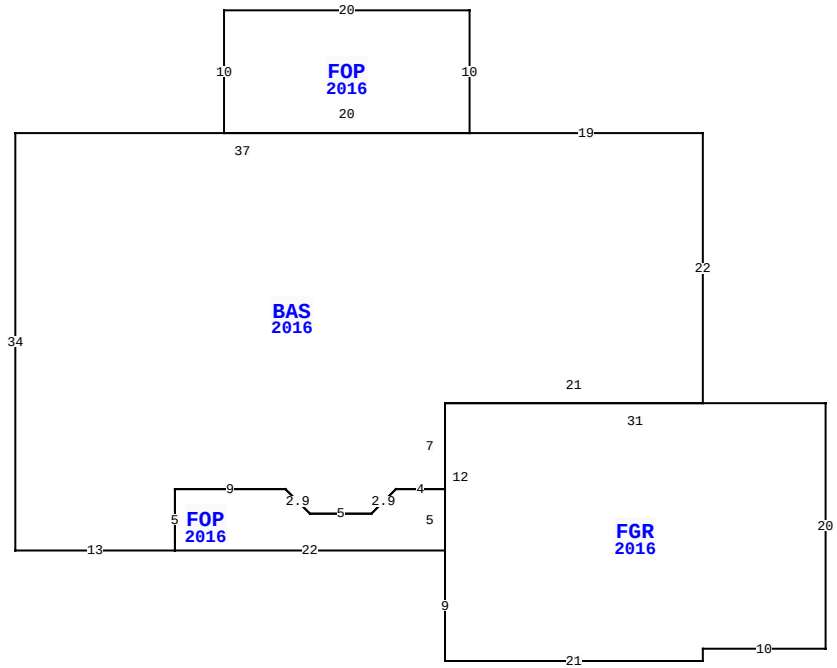
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,556	100	1,556	188,727
FGR	641	55	353	42,816
FOP	96	30	29	3,517
FOP	200	30	60	7,278
TOTALS	2,493		1,998	242,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	102.4100	128.01	255,764	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2019 Heated Area: 1556 HX Base Yr 2019



88134 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		242,336
TOTAL MARKET OB/XF VALUE		15,772
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,108
SOH/AGL Deduction		170,563
ASSESSED VALUE		162,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,545
TOTAL JUST VALUE		333,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531284	CO ISSUED	0	02/11/2016
B1531284	NEW CONSTR	210,639	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0953	9/26/2018	WD	Q	I	02	244,000
GRANTOR: PAOLILLO KELLAM E & A						
GRANTEE: STROUPE RODNEY J &						
2029/0800	2/16/2016	SW	Q	I	01	208,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PAOLILLO KELLAM E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N10 W20 S10 E20$ W37 S34 E13 FOP=[YR=2016] E22 FGR=[YR=2016] S9 E21 N1 E10 N20 W31 S12$ N5 W4 D2 L2 W5 U2 L2 W9 S5$ N5 E9 R2 D2 E5 U2 R2 E4 N7 E21 N22$.

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	14	3	42.00	SF	6.50	6.50	100	2016	2016	3	96	262	
2	0812	CONCRETE C	0	100	0	0	1,223.00	SF	4.00	4.00	100	2016	2016	3	96	4,696	
3	0462	ST/AL FNC	0	100	246	0	984.00	SF	10.00	10.00	100	2016	2016	3	81	7,970	
4	0855	CONC PAVER	0	100	80	3	240.00	SF	10.00	10.00	100	2016	2016	3	96	2,304	
5	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 15,772

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