

LOT 32
IN OR 2187/624
OAKS AT BRISTOL PB 8/4

ARMSTRONG TANA J & RONALD E
88204 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0032-0000



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	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
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	1,948	100	1,948	232,278
FGR	420	55	231	27,544
FOP	10	30	3	358
FSP	140	40	56	6,678
TOTALS	2,518		2,238	266,857

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	101.4790	126.85	283,890	2015	2015	0	0	0	6.00	94.00
1 SNGL FAM - 100% - 2019 Heated Area: 1948 HX Base Yr 2019												
88204 MAYBOURNE RD, YULEE												
				BLD DATE	03/03/2023	NW	LGL DATE					
				XF DATE			LAND DATE					
				INC DATE			AG DATE					
								04/10/2024	MLU			

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				266,857				
TOTAL MARKET OB/XF VALUE				15,250				
TOTAL LAND VALUE - MARKET				75,000				
TOTAL MARKET VALUE				357,107				
SOH/AGL Deduction				118,887				
ASSESSED VALUE				238,220				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				188,220				
TOTAL JUST VALUE				357,107				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				337,070				