

COBB JAMES E & CATHRYN J
88340 MAYBOURNE RD
YULEE, FL 32097

43-3N-28-1510-0036-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03FACE BRICK 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor08SHT VINYL 40

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4033.0100

TOTALS2,9572,508287,570

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10810CONCRETE A010020360.00SF6.506.5010020152015395371

20811CONCRETE B010000719.00SF5.205.20100201520153953,552

30476VF 6 SBPL010000140.00LF32.0032.00100201620163904,032

40470VNYL GATE0100002.00UT300.00300.0010020162016390540

50462ST/AL FNC0100800320.00SF10.0010.00100201620163812,592

60463FENCE GATE0100001.00UT300.00300.0010020162016390270

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100RSF-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/27/2020BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0900012,50897.5840121.98305,92620152015006.0094.00

1 SNGL FAM - 100% - 2016Heated Area: 2165HX Base Yr 2016

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE287,570

TOTAL MARKET OB/XF VALUE11,357

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE373,927

SOH/AGL Deduction158,310

ASSESSED VALUE215,617

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE165,617

TOTAL JUST VALUE373,927

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE352,970

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYI/RSN CD SALE PRICE

2013/085511/04/2015SWQI02225,900

GRANTOR: ADAMS HOMES OF NORTHW

GRANTEE: COBB JAMES E & CATH

1987/19606/25/2015WDQV0139,000

GRANTOR: OAKS AT BRISTOL NASSA

GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] W27 S8 E27 N8\$ S8 W27 N8
W20 S31 FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E26 N6 W26
S6\$ N18 W21\$ E21 S12 E26 S8 E12 N51\$.