LOT 37
OAKS AT BRISTOL PB 8/4

DAVIS BRENT & KAYLI B
88358 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0037-0000

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 80
Interior Floo	08	SHT VINYL 20
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		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

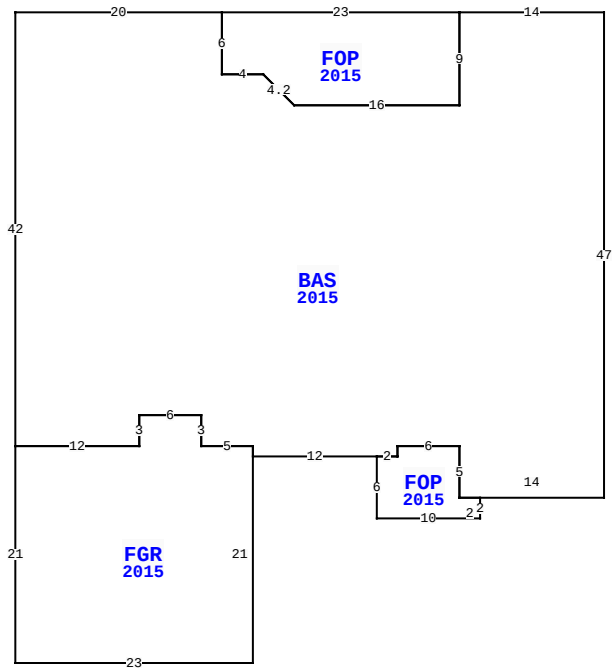
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2,270	267,579
FGR	501	55	276	32,533
FOP	58	30	17	2,004
FOP	191	30	57	6,719
TOTALS	3,020		2,620	308,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,620	100.3200	125.40	328,548	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2020 Heated Area: 2270 HX Base Yr 2020



88358 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		308,835
TOTAL MARKET OB/XF VALUE		14,270
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		398,105
SOH/AGL Deduction		161,741
ASSESSED VALUE		236,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,364
TOTAL JUST VALUE		398,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007247	NEW INGROUND SWIM	99,233	06/18/2024
B1530099	NEW CONSTR	277,970	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/0218	4/23/2019	WD	Q	I	01	290,000
GRANTOR: GIBSON RONALD W & JOD						
GRANTEE: DAVIS BRENT & KAYLI						
1988/1958	6/30/2015	SW	Q	I	01	221,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GIBSON RONALD W & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] W23 S6 E4 R3 D3 E16 N9$ S9 W16 L3 U3 W4 N6 W 20 S42 FGR=[YR=2015] S21E23 N21 W5 N3 W6 S3 W12$ E12 N3 E6 S3 E5 S1 E12 FOP=[YR=2015] S6E10 N2 W2 N5 W6 S1 W2$ E2 N1 E6 S5E14 N47$.

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	37	3	111.00	SF	6.50	6.50	100	2015	2015	3	95	685	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2015	2015	3	95	3,779	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
4	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	100	2016	2016	3	90	4,464	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
6	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2016	2016	3	81	2,592	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 14,270

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