

LOT 39
IN OR 2171/1368
OAKS AT BRISTOL PB 8/4

WILCOX CORA
88392 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0039-0000



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 70
Interior Floo	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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

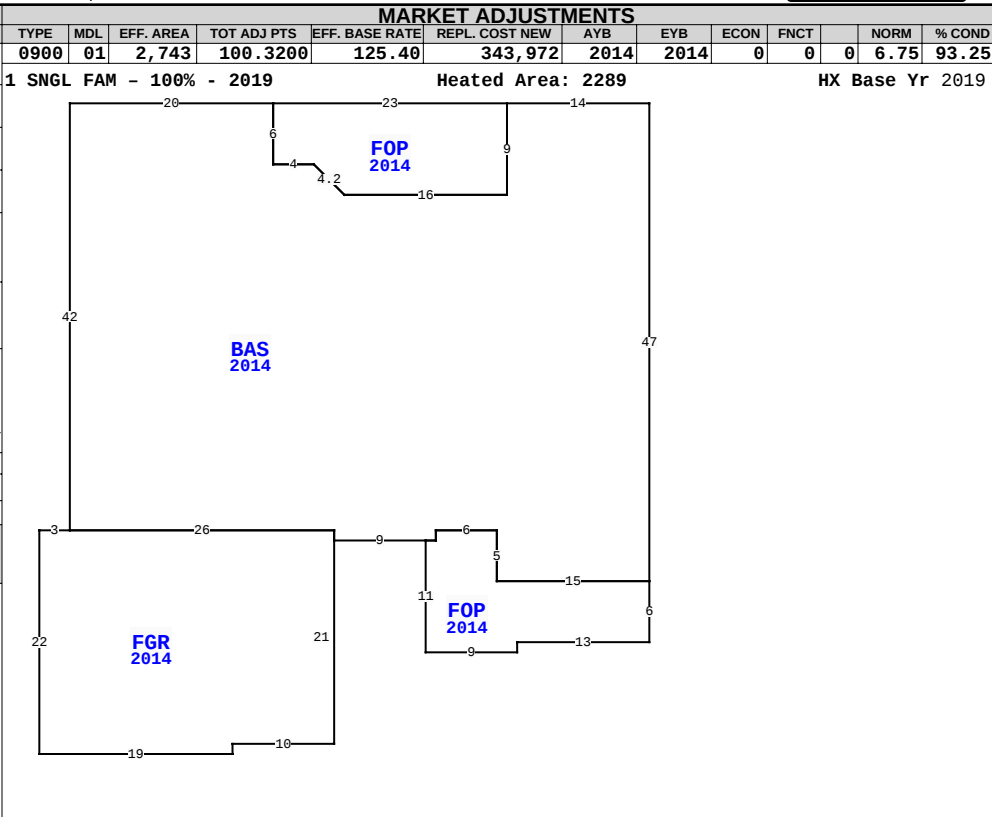
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,289	100	2,289	267,666
FGR	628	55	345	40,343
FOP	175	30	52	6,081
FOP	191	30	57	6,666

TOTALS 3,283 2,743 320,754

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,244.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



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

L N	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	0811	CONCRETE B	0	100	0	0	1,244.00	SF	5.20	5.20	100	2014	2014	3	95	6,145	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2016	2016	3	90	4,666	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2016	2016	3	81	2,722	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

TOTAL OB/XF											
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										320,754	
TOTAL MARKET OB/XF VALUE										14,073	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										409,827	
SOH/AGL Deduction										134,510	
ASSESSED VALUE										275,317	
TOTAL EXEMPTION VALUE										60,000	
BASE TAXABLE VALUE										215,317	
TOTAL JUST VALUE										409,827	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										387,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428911	CO ISSUED	0	11/14/2014
B1428911	NEW CONSTR	284,088	06/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2171/1368	1/15/2018	WD	Q	I	01	255,000			
GRANTOR: GUEST JAMES L JR & VI									
GRANTEE: WILCOX EDWARD M JR									
1969/1431	3/20/2015	SW	Q	I	01	239,200			
GRANTOR: ADAMS HOMES OF NORTHW									
GRANTEE: GUEST JAMES L JR &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W14 FOP=[YR=2014] W23 S6 E4 D3 R3 E16 N9 \$ S9 W16 U3 L3 W4 N6 W20 S42 FGR=[YR=2014] W3 S22 E19 N1 E10 N21 W26 \$ E26 S1 E9 FOP=[YR=2014] S11 E9 N1 E13 N6 W15 N5 W6 S1 W1 \$ E1 N1 E6 S5 E15 N47 \$.											