LOT 40
IN OR 1991/606
OAKS AT BRISTOL PB 8/4

LANG ROY C & BRENDA L
88408 MAYBOURNE RD
YULEE, FL 32097

**2024**

**43-3N-28-1510-0040-0000**

## 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 | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 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 |

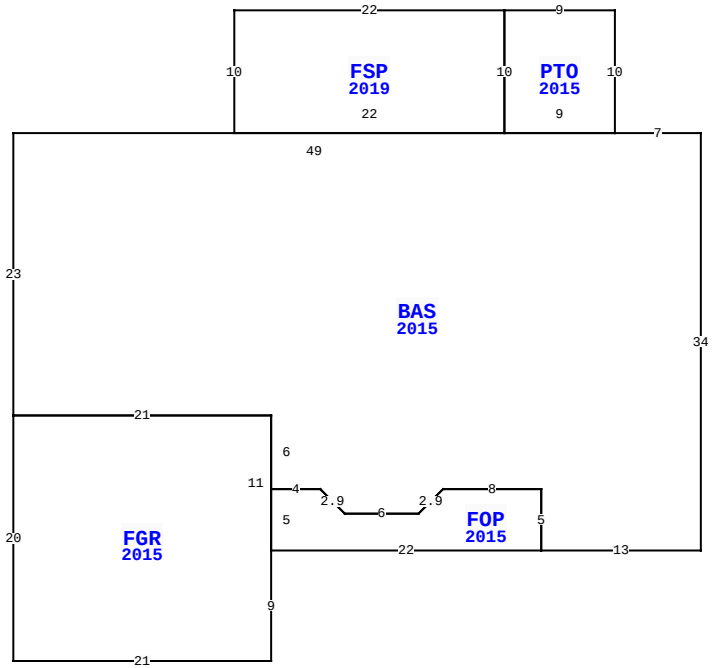
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,579 | 100 | 1,579 | 190,000 |
| FGR | 420 | 55 | 231 | 27,796 |
| FOP | 94 | 30 | 28 | 3,369 |
| FSP | 220 | 40 | 88 | 10,589 |
| PTO | 90 | 5 | 4 | 481 |
| TOTALS | 2,403 | | 1,930 | 232,235 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,930 | 102.4100 | 128.01 | 247,059 | 2015 | 2015 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 100% - 2016 Heated Area: 1579 HX Base Yr 2016




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

88408 MAYBOURNE RD, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 232,235 |
| TOTAL MARKET OB/XF VALUE | | 4,002 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 311,237 |
| SOH/AGL Deduction | | 151,579 |
| ASSESSED VALUE | | 159,658 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 109,658 |
| TOTAL JUST VALUE | | 311,237 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 292,428 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530207 | CO ISSUED | 0 | 07/09/2015 |
| B1530207 | NEW CONSTR | 200,837 | 04/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1991/0606 | 7/15/2015 | SW | Q | I | 02 | 193,500 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: LANG ROY C & BRENDA | | | | | | |
| 1919/0008 | 5/22/2014 | WD | Q | V | 05 | 380,000 |
| GRANTOR: OAKS AT BRISTOL NASSA | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W7 PTO=[YR=2015] N10 W9 FSP=[YR=2019] W22 S10 E22 N10$ S10 E9$ W49 S23FGR=[YR=2015] S20 E21 N9 FOP=[YR=2015] E22 N5 W8 L2 D2 W6 U2 L2 W4 S5$ N11 W21$ E21 S6 E4 R2 D2 E6 R2 U2 E8 S5 E13 N34$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 735.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,631 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 15 | 4 | 60.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 371 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,002

| 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