LOT 41
OAKS AT BRISTOL PB 8/4

STEWART HOLLY G & JACK L L/E/
88424 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0041-0000

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 60
Interior Floo	08	SHT VINYL 40
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

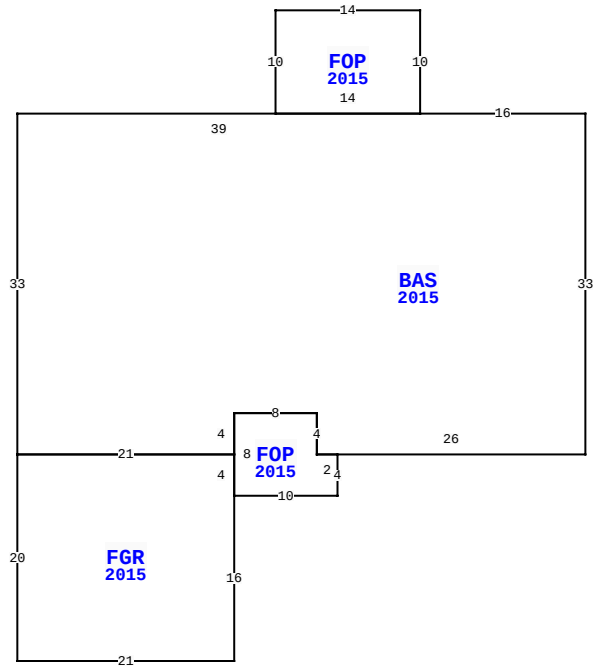
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	214,547
FGR	420	55	231	27,796
FOP	72	30	22	2,647
FOP	140	30	42	5,053
TOTALS	2,415		2,078	250,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,078	102.4100	128.01	266,005	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2019 Heated Area: 1783 HX Base Yr 2019



88424 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		250,045
TOTAL MARKET OB/XF VALUE		4,192
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		329,237
SOH/AGL Deduction		190,800
ASSESSED VALUE		138,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,437
TOTAL JUST VALUE		329,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529820	CO ISSUED	0	04/17/2015
B1529820	NEW CONSTR	218,945	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0780	10/01/2020	LE	U	I	11	100
GRANTOR: STEWART HOLLY G & JAC						
GRANTEE: STEWART JACK L III						
2172/1308	1/24/2018	WD	Q	I	02	239,300
GRANTOR: WADE MICHAEL A & CYNT						
GRANTEE: STEWART HOLLY G & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14$ W39 S33
FGR=[YR=2015] S20 E21 N16 FOP=[YR=2015] E10 N4 W2 N4 W8 S8$
N4 W21$ E21 N4 E8 S4 E26 N33$.

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	26	3	78.00	SF	6.50	6.50	100	2015	2015	3	95	482	
2	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	100	2015	2015	3	95	3,710	

LAND DESCRIPTION

TOTAL OB/XF 4,192

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