

LOT 46
IN OR 2124/574
OAKS AT BRISTOL PB 8/4

DOWNES JAMES M & TERRY J
88449 MAYBOURNE ROAD
YULEE, FL 32097

2024

43-3N-28-1510-0046-0000



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. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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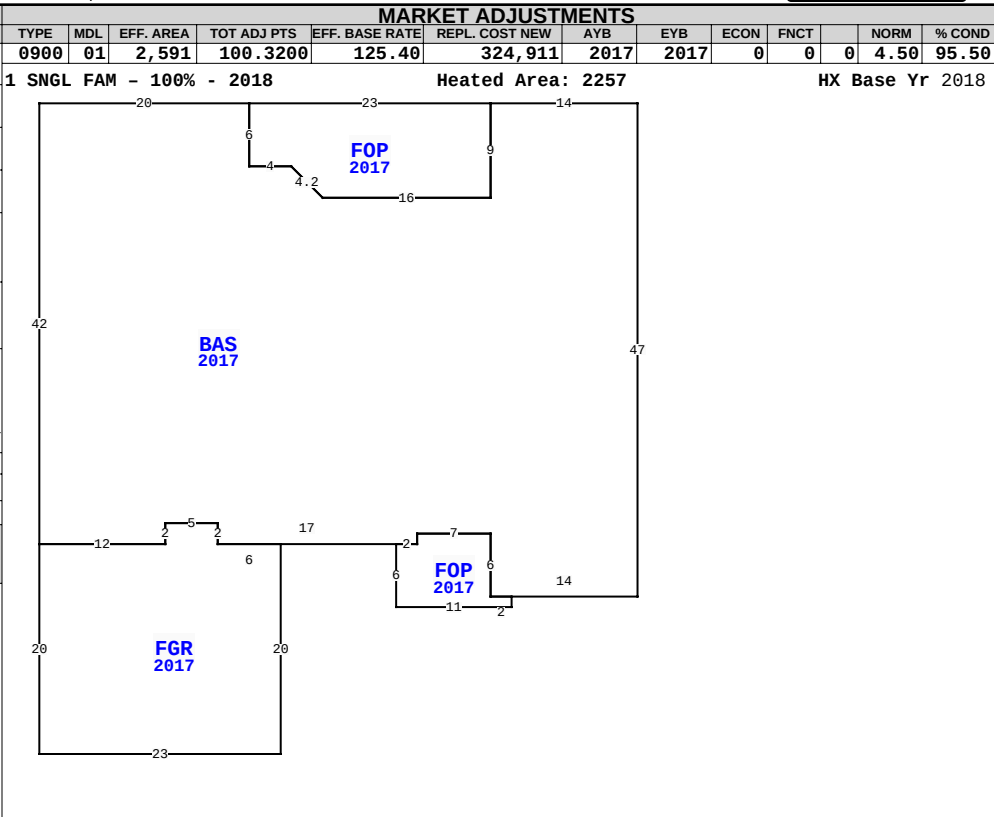
NEIGHBORHOOD/LOC	4033.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2,257	270,292
FGR	470	55	258	30,897
FOP	63	30	19	2,276
FOP	191	30	57	6,826

TOTALS	2,981		2,591	310,290
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	35	4	140.00	SF	6.50	6.50	100	2017
2	0811	CONCRETE B	0 100	0	0	693.00	SF	5.20	5.20	100	2017
3	0476	VF 6 SBPL	0 100	0	0	280.00	LF	32.00	32.00	100	2018
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	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

TOTAL OB/XF											
13,082											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,290	
TOTAL MARKET OB/XF VALUE		13,082	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,372	
SOH/AGL Deduction		143,734	
ASSESSED VALUE		254,638	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		204,638	
TOTAL JUST VALUE		398,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700037	CO ISSUED	0	05/19/2017
B1700037	NEW CONSTR	281,932	01/09/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2124/0574	5/26/2017	SW	Q	I	02
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: DOWNES JAMES M & TER					
1919/0008	5/22/2014	WD	Q	V	05
GRANTOR: OAKS AT BRISTOL NASSA					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W23 S6 E4 D3 R3 E16 N9\$ S9 W16 L3 U3 W4 N6 W20 S42 FGR=[YR=2017] S20 E23 N20 W6 N2 W5 S2 W12\$ E12 N2 E5 S2 E17 FOP=[YR=2017] S6 E11 N1 W2 N6 W7 S1 W2\$ E2 N1 E7 S6 E14 N47\$.											