LOT 48
IN OR 2107/1665
OAKS AT BRISTOL PB 8/4

DOLYAK JOHN P & EDNA D
88415 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

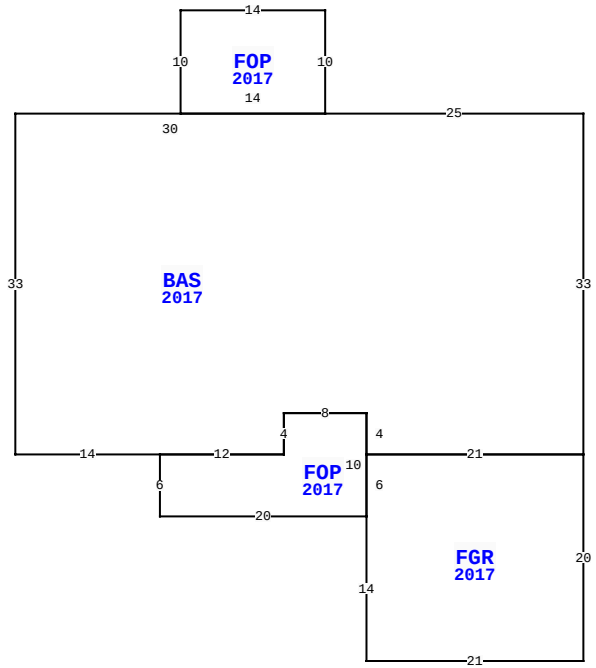
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	217,971
FGR	420	55	231	28,239
FOP	140	30	42	5,134
FOP	152	30	46	5,623
TOTALS	2,495		2,102	256,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,102	102.4100	128.01	269,077	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 1783 HX Base Yr 2018



88415 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		256,969
TOTAL MARKET OB/XF VALUE		4,247
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		336,216
SOH/AGL Deduction		172,603
ASSESSED VALUE		163,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,613
TOTAL JUST VALUE		336,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP161520	CO ISSUED	0	01/27/2017
B1632697	NEW CONSTR	223,883	07/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1665	3/16/2017	SW	Q	I	02	221,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DOLYAK JOHN P & EDN						
1964/0002	2/19/2015	WD	Q	V	05	152,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S10 E14$ W30 S33 E14 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S14 E21 N20 W21 S6$ N10 W8 S4 W12$ E12 N4 E8 S4 E21 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	20	4	80.00	SF	6.50	6.50	100	2017	2017	3	97	504	
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	2017	2017	3	97	3,743	

LAND DESCRIPTION

TOTAL OB/XF 4,247

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	000100	C	SFR	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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS