LOT 49
IN OR 2082/1405
OAKS AT BRISTOL PB 8/4

WANG SHU ZHONG
2966 FERDINAND CT
FERNANDINA BEACH, FL 32034

**2024**

**43-3N-28-1510-0049-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

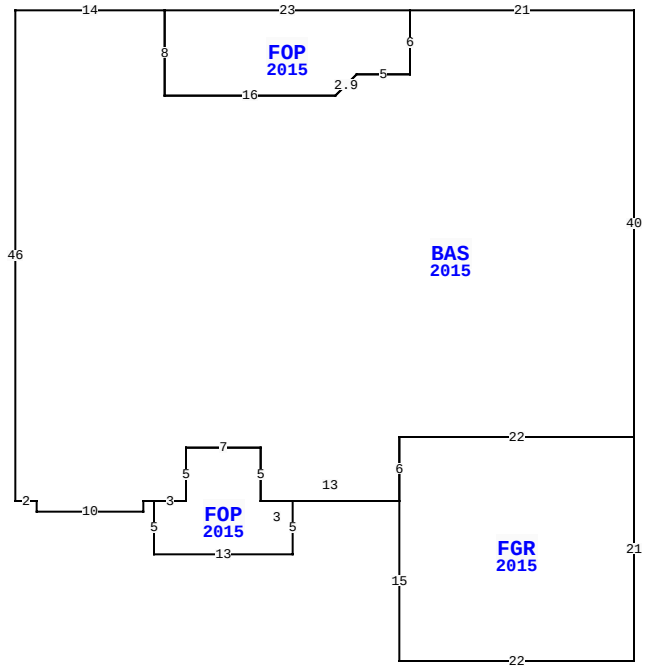
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 2,339 | 100 | 2,339 | 265,686 |
| FGR | 462 | 55 | 254 | 28,851 |
| FOP | 100 | 30 | 30 | 3,408 |
| FOP | 172 | 30 | 52 | 5,907 |
| TOTALS | 3,073 | | 2,675 | 303,852 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,675 | 96.6720 | 120.84 | 323,247 | 2015 | 2015 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2339 HX Base Yr




88397 MAYBOURNE RD, YULEE

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 303,852 |
| TOTAL MARKET OB/XF VALUE | 4,163 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 383,015 |
| SOH/AGL Deduction | 53,526 |
| ASSESSED VALUE | 329,489 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 329,489 |
| TOTAL JUST VALUE | 383,015 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 355,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530589 | CO ISSUED | 0 | 10/16/2015 |
| B1530589 | NEW CONSTR | 289,037 | 06/01/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2082/1405 | 11/04/2016 | SW | Q | I | 01 | 235,900 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: WANG SHU ZHONG | | | | | | |
| 1978/0287 | 4/30/2015 | WD | Q | V | 01 | 39,000 |
| GRANTOR: OAKS AT BRISTOL NASSA | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W23 S8 E16 U2 R2 E5 N6$ S6 W5 D2 L2 W16 N8 W14 S46 E2 S1 E10 N1 E1 FOP=[YR=2015] S5 E13 N5 W3 N5 W7 S5 W3$ E3 N5 E7 S5 E13 FGR=[YR=2015] S15 E22 N21 W22 S6$ N6 E22 N40$.

### 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 | 0 | 0 | 0 | 719.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 3,552 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 33 | 3 | 99.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 611 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,163

| 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 | 0 | | 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