



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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

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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	2,016	100	2,016	237,853
FGR	420	55	231	27,254
FOP	140	30	42	4,955
FOP	144	30	43	5,073

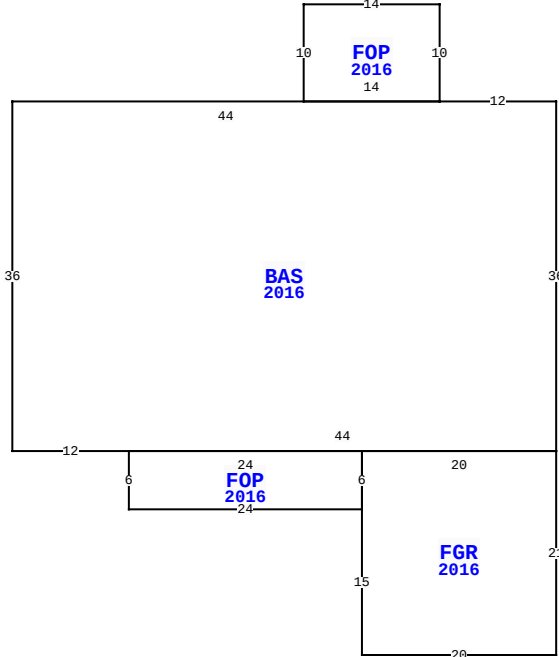
TOTALS	2,720		2,332	275,136
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	29	4	116.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	742.00	SF	5.20	5.20	100	2016
3	0476	VF 6 SBPL	0 100	0	0	276.00	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	1.00

REVIEW DATE	01/20/2023	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,332	99.6170	124.52	290,381	2016	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2021											
Heated Area: 2016											
HX Base Yr 2021											



88381 MAYBOURNE RD, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	04/10/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	29	4	116.00	SF	6.50	6.50	100	2016	2016	3	96	724	
2	0811	CONCRETE B	0 100	0	0	742.00	SF	5.20	5.20	100	2016	2016	3	96	3,704	
3	0476	VF 6 SBPL	0 100	0	0	276.00	LF	32.00	32.00	100	2018	2018	3	94	8,302	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

TOTAL OB/XF											
13,012											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,136	
TOTAL MARKET OB/XF VALUE		13,012	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		363,148	
SOH/AGL Deduction		104,800	
ASSESSED VALUE		258,348	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,348	
TOTAL JUST VALUE		363,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632696	CO ISSUED	0	01/12/2017
B1632696	NEW CONSTR	252,972	07/20/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2391/1144	8/29/2020	WD	Q	I	01
GRANTOR: SUDOL TERESA A & RICH					
GRANTEE: WELLING LEVI & MARI					
2125/1826	6/09/2017	SW	Q	I	02
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: SUDOL TERESA A & RI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 FOP=[YR=2016] N10 W14 S10 E14\$ W44 S36 E12 FOP=[YR=2016] S6 E24 FGR=[YR=2016] S15 E20 N21 W20 S6\$ N6 W24\$ E44 N36\$.											