LOT 51
OAKS AT BRISTOL PB 8/4

SIGTERMANS JEFFREY W & JANET H
88351 MAYBOURNE RD
YULEE, FL 32097

2024

43-3N-28-1510-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

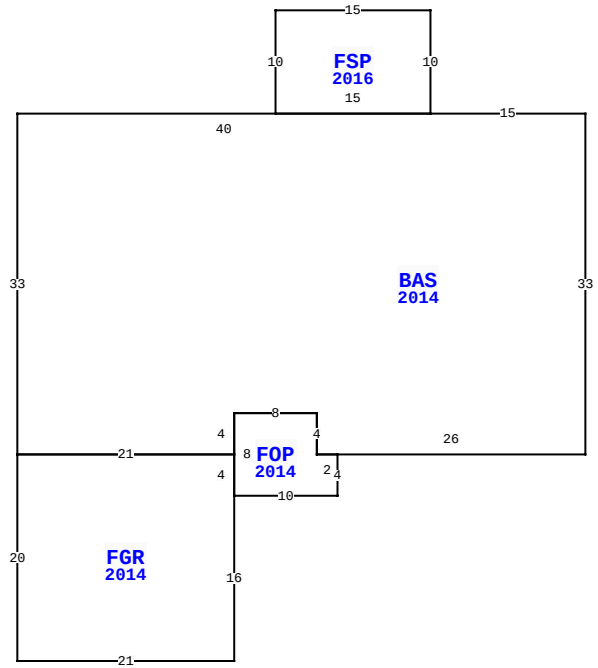
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	220,384
FGR	420	55	231	28,552
FOP	72	30	22	2,719
FSP	150	40	60	7,416
TOTALS	2,425		2,096	259,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	106.0409	132.55	277,825	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 1783 HX Base Yr 2021



88351 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		259,072
TOTAL MARKET OB/XF VALUE		9,437
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,509
SOH/AGL Deduction		167,868
ASSESSED VALUE		175,641
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,641
TOTAL JUST VALUE		343,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428912	CO ISSUED	0	10/03/2014
B1428912	NEW CONSTR	216,973	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0751	8/05/2020	WD	Q	I	02	255,000
GRANTOR: VANADESTINE GLENNIS E						
GRANTEE: SIGTERMANS JEFFREY						
2288/1657	7/10/2019	WD	Q	I	02	245,000
GRANTOR: RUMA SAMUEL J & JOY R						
GRANTEE: VANADESTINE LINWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2016] N10 W15 S10 E15 $ W40 S33
FGR=[YR=2014] S20 E21 N16 FOP=[YR=2014] 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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2014	2014	3	95	3,903	
2	0855	CONC PAVER	0	100	0	0	210.00	SF	10.00	10.00	100	2015	2015	3	95	1,995	
3	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	2020	2020	3	99	3,539	

LAND DESCRIPTION

TOTAL OB/XF 9,437

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