LOT 52
IN OR 2146/1878
OAKS AT BRISTOL PB 8/4

JOHNSON TRAVIS & REBECCA
88335 MAYBOURNE ROAD
YULEE, FL 32097

2024

43-3N-28-1510-0052-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

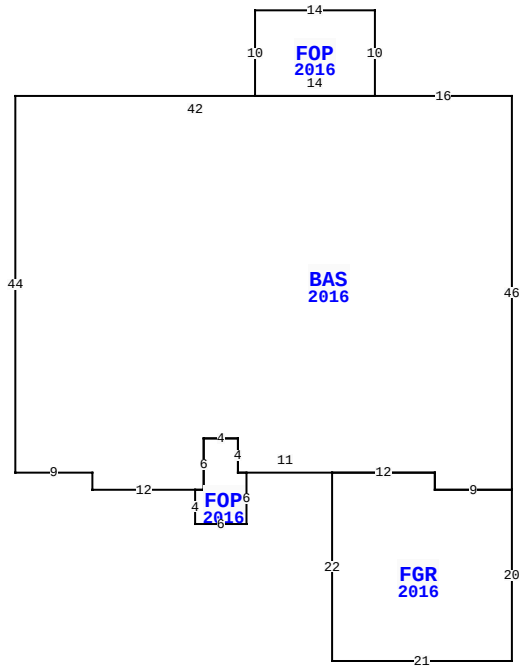
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	289,240
FGR	444	55	244	27,354
FOP	50	30	15	1,682
FOP	140	30	42	4,708
TOTALS	3,214		2,881	322,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	94.6580	118.32	340,880	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 0 Heated Area: 2580 HX Base Yr



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

88335 MAYBOURNE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,984
TOTAL MARKET OB/XF VALUE	4,473
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	402,457
SOH/AGL Deduction	55,601
ASSESSED VALUE	346,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,856
TOTAL JUST VALUE	402,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632353	CO ISSUED	0	01/12/2017
B1632353	NEW CONSTR	312,371	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/1878	9/19/2017	SW	Q	I	01	259,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: JOHNSON TRAVIS & RE						
1948/1469	11/20/2014	WD	Q	V	05	152,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N10 W14 S10 E14$ W42 S44 E9 S2 E12 FOP=[YR=2016] S4 E6 N6 W1 N4 W4 S6 W1$ E1 N6 E4 S4 E11 FGR=[YR=2016] S22 E21 N20 W9 N2 W12$ E12 S2 E9 N46$.

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	0	33	4	132.00	SF	6.50	6.50	100	2016	2016	3	96	824	
2	0811	CONCRETE B	0	0	0	0	731.00	SF	5.20	5.20	100	2016	2016	3	96	3,649	

LAND DESCRIPTION

TOTAL OB/XF 4,473

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