LOT 2
IN OR 2037/899
OAKS AT BRISTOL PB 8/4

OLIVER CHARLES D JR
88287 MAYBOURNE RD
YULEE, FL 32097

2025

43-3N-28-1510-0002-0000

BUILDING CHARACTERISTICS

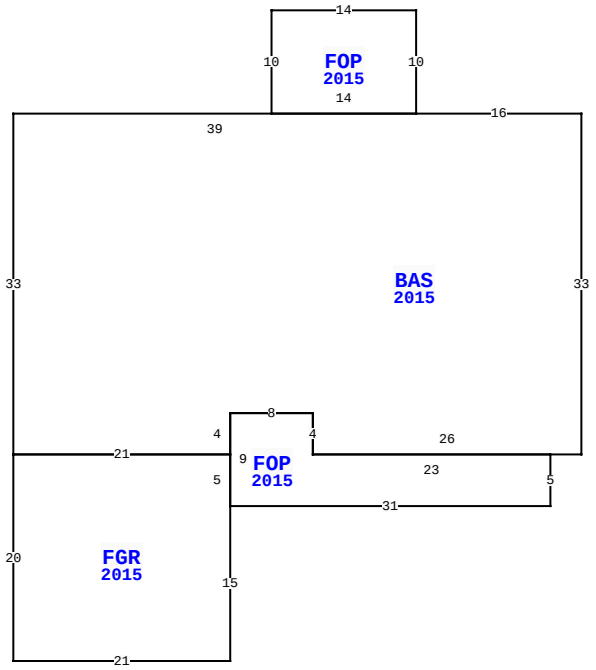
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2015	1,783	224,757
FGR	420	55	2015	231	29,119
FOP	140	30	2015	42	5,295
FOP	187	30	2015	56	7,059
TOTALS	2,530			2,112	266,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,112	102.4100	135.18	285,500	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2017 Heated Area: 1783 HX Base Yr 2017



88287 MAYBOURNE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	802.00	SF	5.20	5.20	100	2015	2015	3	95	3,962	
2	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2015	2015	3	87	3,480	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,229
TOTAL MARKET OB/XF VALUE		7,703
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		398,932
SOH/AGL Deduction		194,383
ASSESSED VALUE		204,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,827
TOTAL JUST VALUE		398,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530054	NEW CONSTR	221,369	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0899	3/31/2016	SW	Q	I	01	214,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: OLIVER CHARLES D JR						
1960/0663	1/28/2015	WD	Q	V	01	38,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14 $ W39 S33
FGR=[YR=2015] S20 E21 N15 FOP=[YR=2015] E31 N5 W23 N4 W8 S9
$ N5 W21 $ E21 N4 E8 S4 E26 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 7,703

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 03/03/2023 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS