

LOT 4
IN OR 2137/1547
OAKS AT BRISTOL PB 8/4

GLANTON JAMES D JR & LAURA M
88253 MAYBOURNE RD
YULEE, FL 32097

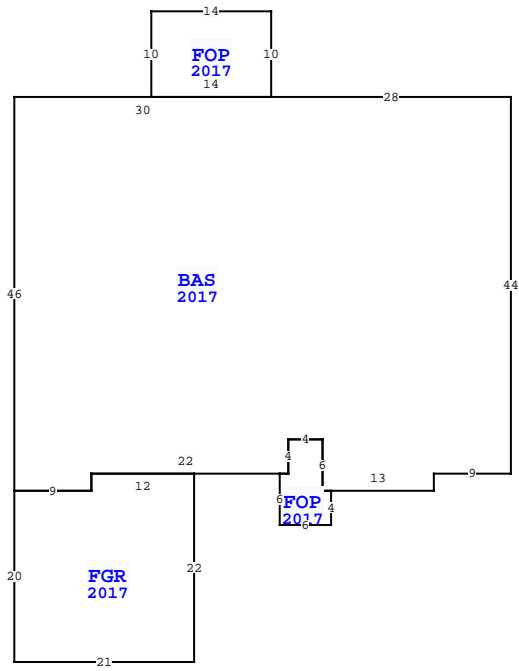
2025

43-3N-28-1510-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,580	100	2017
FGR	444	55	2017
FOP	50	30	2017
FOP	140	30	2017
TOTALS	3,214		

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	124.95	359,981	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 2580 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			341,082
TOTAL MARKET OB/XF VALUE			31,427
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			497,509
SOH/AGL Deduction			214,448
ASSESSED VALUE			283,061
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			227,339
TOTAL JUST VALUE			497,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2206325	ADDITION	6,500	10/31/2022
22010513	SWIM POOL	0	07/11/2022
B1733656	CO ISSUED	0	07/10/2017
B1733656	NEW CONSTR	312,371	01/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1547	7/28/2017	SW	Q	I	01	256,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GLANTON JAMES D & L						
1964/0002	2/19/2015	WD	Q	V	05	152,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	AG DATE														
1	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	2017	2017	3	96	799		03/03/2023	NW														
2	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2017	2017	3	96	3,604																	
3	0866	POOL FIBER	0	100	0	0	200.00	SF	72.00	72.00	100	2022	2022	3	93	13,392																	
4	0855	CONC PAVER	0	100	0	0	242.00	SF	10.00	10.00	100	2022	2022	3	99	2,396																	
5	0911	SCRN RM A	0	100	0	0	486.00	SF	17.50	17.50	100	2022	2022	3	93	7,910																	
6	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2022	2022	3	99	3,326																	
TOTALS															3,214																		

BUILDING NOTES			
88253 MAYBOURNE RD, YULEE			
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU			

BUILDING DIMENSIONS	
BAS=[YR=2017] W28 FOP=[YR=2017] N10 W14 S10 E14\$ W30 S46	
FGR=[YR=2017] S20 E21 N22 W12 S2 W9\$ E9 N2 E22 FOP=[YR=2017] S6 E6 N4 W1 N6 W4 S4 W1\$ E1 N4 E4 S6 E13 N2 E9 N44\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							