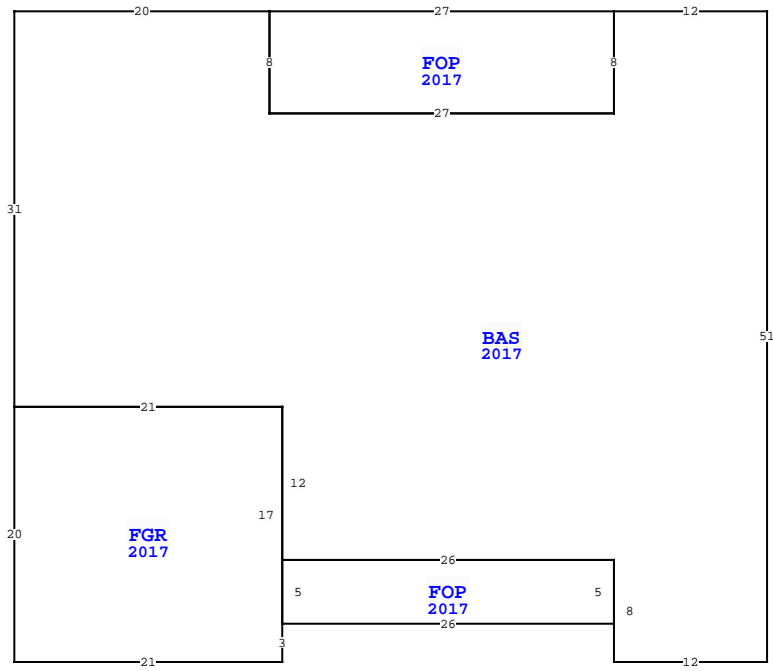




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,165	100	2017
FGR	420	55	2017
FOP	130	30	2017
FOP	216	30	2017
TOTALS	2,931		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,500	97.5840	128.81	322,025	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2021 Heated Area: 2165 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,119
TOTAL MARKET OB/XF VALUE			5,307
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			435,426
SOH/AGL Deduction			165,591
ASSESSED VALUE			269,835
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE			214,113
TOTAL JUST VALUE			435,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632767	CO ISSUED	0	02/10/2017
B1632767	NEW CONSTR	270,668	08/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1093	2/16/2017	SW	Q	I	01	240,900
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: REYNOLDS WILLIAM C						
1980/0354	5/14/2015	WD	Q	V	05	117,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES																
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	20	4		6.50	6.50	100	2017	2017	3	96	499	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2017	2017	3	96	4,808	

BUILDING NOTES			
88217 MAYBOURNE RD, YULEE			
BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
		04/03/2025	MLU

BUILDING DIMENSIONS			
BAS=[YR=2017] W12 FOP=[YR=2017] W27 S8 E27 N8\$ S8 W27 N8			
W20 S31 FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E26 N5 W26			
S5\$ N17 W21\$ E21 S12 E26 S8 E12 N51\$.			

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							