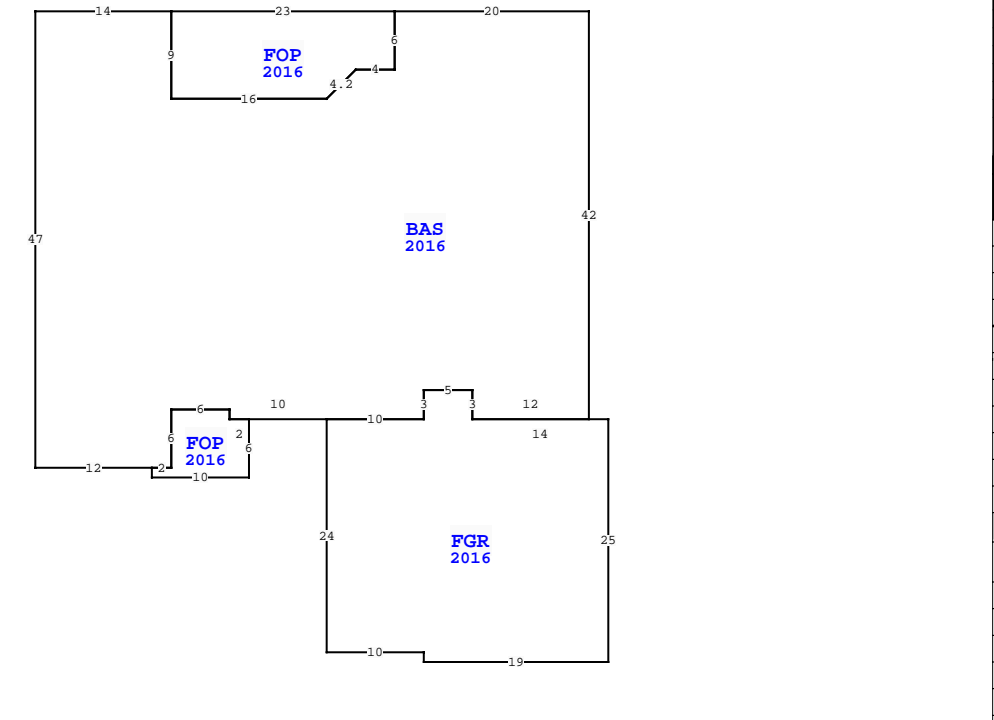


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,729	106.2480	140.25	382,742	2016	2016	0	0	6.00	94.00		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			359,777	
TOTAL MARKET OB/XF VALUE			5,041	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			489,818	
SOH/AGL Deduction			232,585	
ASSESSED VALUE			257,233	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			206,511	
TOTAL JUST VALUE			489,818	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			423,504	



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	2,253	100	2016	2,253	297,024
FGR	730	55	2016	402	52,998
FOP	56	30	2016	17	2,241
FOP	191	30	2016	57	7,514
TOTALS	3,230			2,729	359,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632352	CO ISSUED	0	10/12/2016
B1632352	NEW CONSTR	294,026	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1592	10/13/2016	SW	Q	I	01	246,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DEWITT TIMOTHY & AL						
2042/0990	4/21/2016	WD	Q	V	01	40,000
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	37	4			6.50	100	2016	2016	3	95	914	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2016	2016	3	95	4,127	

88203 MAYBOURNE RD, YULEE										BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	04/03/2025	MLU
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W20 FOP=[YR=2016] W23 S9 E16 U3 R3 E4 N6\$ S6 W4 D3 L3 W16 N9 W14 S47 E12 FOP=[YR=2016] S1 E10 N6 W2 N1 W6 S6 W2\$ E2 N6 E6 S1 E10 FGR=[YR=2016] S24 E10 S1 E19 N25 W14 N3 W5 S3 W10\$ E10 N3 E5 S3 E12 N42\$.									

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							