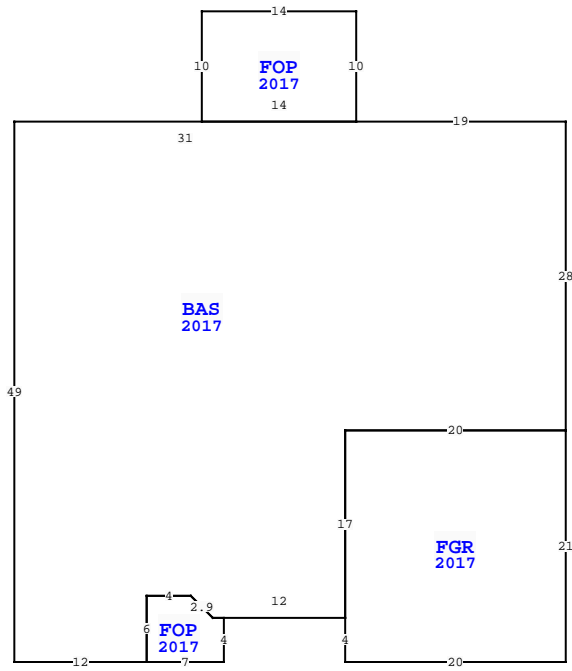




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,948	100	2017
FGR	420	55	2017
FOP	38	30	2017
FOP	140	30	2017
TOTALS	2,546		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,232	101.4790	133.95	298,976	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2022 Heated Area: 1948 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			283,280
TOTAL MARKET OB/XF VALUE			25,912
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			434,192
SOH/AGL Deduction			104,200
ASSESSED VALUE			329,992
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			279,270
TOTAL JUST VALUE			434,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011438	SWIM POOL	38,990	07/26/2022
B1633507	CO ISSUED	0	04/05/2017
B1633507	NEW CONSTR	240,677	12/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0612	9/24/2021	WD Q	Q	I	02	355,000
GRANTOR: MH 3 INVESTMENTS LLC						
GRANTEE: THOMAS CRAIG & KRIS						
2482/1552	7/27/2021	WD Q	Q	I	01	305,000
GRANTOR: GRAVENER FRANK G & PA						
GRANTEE: MH 3 INVESTMENTS LL						

EXTRA FEATURES															88189 MAYBOURNE RD, YULEE		
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	80.00	SF	6.50	6.50	100	2017	2017	3	96	499	
2	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2017	2017	3	96	3,185	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2022	2022	3	98	3,763	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
5	0866	POOL FIBER	0	100	0	0	231.00	SF	72.00	72.00	100	2022	2022	3	93	15,468	
6	0855	CONC PAVER	0	100	0	0	273.00	SF	10.00	10.00	100	2022	2022	3	99	2,703	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W19 FOP=[YR=2017] N10 W14 S10 E14\$ W31 S49 E12 FOP=[YR=2017] E7 N4 W1 U2 L2 W4 S6\$ N6 E4 D2 R2 E12 FGR=[YR=2017] S4 E20 N21 W20 S17\$ N17 E20 N28\$.	

LAND DESCRIPTION										TOTAL OB/XF										25,912					
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								