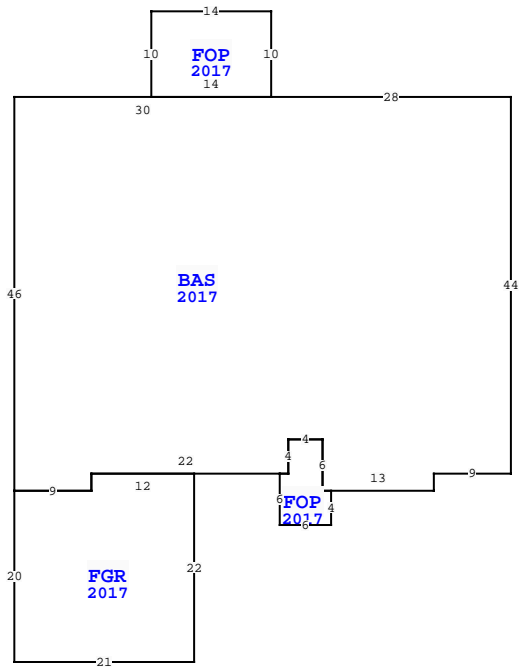




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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% - 2024 Heated Area: 2580 HX Base Yr													



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			7,364
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			473,446
SOH/AGL Deduction			53,635
ASSESSED VALUE			419,811
TOTAL EXEMPTION VALUE	13		419,811
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			473,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633445	CO ISSUED	0	04/07/2017
B1633445	NEW CONSTR	312,371	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1519	1/30/2025	LE U		I	11	100
GRANTOR: MOSES EUGENIA M						
GRANTEE: MOSES EUGENIA FAMIL						
2683/1590	10/16/2023	SW U		I	12	391,500
GRANTOR: PENNYMAC LOAN SERVICE						
GRANTEE: MOSES GEORGE L JR						

EXTRA FEATURES														88175 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
2	0810	CONCRETE A	0	100	30	4	SF	6.50	6.50	100	2017	2017	3	96	749	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2017	2017	3	96	3,220	

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] 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								