

TRACT A (EX CNSTVN ESMT IN  
OR 1906/1809 & OR 1906/1817)  
OAKS AT BRISTOL PBK 8/4

OAKS AT BRISTOL HOMEOWNERS ASSOCIATION INC  
PO BOX 1987  
YULEE, FL 32041

2025

43-3N-28-1510-000A-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 100 <b>TOTAL MARKET VALUE</b> 100 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 100 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 100 <b>TOTAL JUST VALUE</b> 100 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 100																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1864/1572</td> <td>6/25/2013</td> <td>MS</td> <td>U</td> <td>I</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: SOUTHEASTERN BANK GRANTEE: OAKS AT BRISTOL HOM 1739/1852    5/24/2011    CT    U    V    18    100 GRANTOR: CLERK OF COURT GRANTEE: SOUTHEASTERN BANK										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1864/1572	6/25/2013	MS	U	I	11	0
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1864/1572	6/25/2013	MS	U	I	11	0																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 86058 TYNDALL AVE, YULEE										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG 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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																										
<b>REVIEW DATE</b> 05/20/2021 <b>BY</b> KWX    Total Acres: 0.00    Total Land Value: 100    Market: 0    Agricultural: 0    Common: 100 <b>PRINTED 07/30/2025 BY SYS</b>																																											