

TRACT C (EX CNSVTN ESMT IN
OR 1902/298)
OAKS AT BRISTOL PBK 8/4

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

2025

43-3N-28-1510-000C-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						
																		STANDARD						
VALUATION BY																	Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE																					0			
TOTAL MARKET OB/XF VALUE																					0			
TOTAL LAND VALUE - MARKET																					100			
TOTAL MARKET VALUE																					100			
SOH/AGL Deduction																					0			
ASSESSED VALUE																					100			
TOTAL EXEMPTION VALUE																					0			
BASE TAXABLE VALUE																					100			
TOTAL JUST VALUE																					100			
NCON VALUE																					0			
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE																					100			
DOR CODE						0005 COMMON S/D LANDS																		
MAP NUM																	04							
NEIGHBORHOOD/LOC						4033.0100																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/1572	6/25/2013	MS	U	V	11	0
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: OAKS AT BRISTOL HOM						
1739/1852	5/23/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHEASTERN BANK						

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
MAYBOURNE RD, YULEE																

BUILDING NOTES			

BUILDING DIMENSIONS			

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	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										