

LOT 12  
IN OR 2163/683  
OAKS AT BRISTOL PB 8/4

DANIEL JOHN S IV & CRYSTAL GAYLE  
88137 MAYBOURNE ROAD  
YULEE, FL 32097

**2025**

43-3N-28-1510-0012-0000

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 Floor	14 CARPET 70				
Interior Floor	12 HARDWOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2017	2,278	281,931
FGR	641	55	2017	353	43,688
FOP	87	30	2017	26	3,218
FOP	140	30	2017	42	5,198
TOTALS	3,146			2,699	334,034

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,699	98.9520	130.62	352,543	2017	2017	0	0	5.25	94.75

1 SNGL FAM - 100% - 2018  
Heated Area: 2278  
HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			334,034
TOTAL MARKET OB/XF VALUE			61,499
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			520,533
SOH/AGL Deduction			220,551
ASSESSED VALUE			299,982
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			249,260
TOTAL JUST VALUE			520,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2113004	SWIM POOL	40,000	09/24/2021
C1704900	CO ISSUED	0	10/19/2017
B1704900	NEW CONSTR	299,491	06/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/0683	12/05/2017	SW	Q	I	02	254,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DANIEL JOHN SETH IV						
2027/0444	2/04/2016	WD	Q	V	05	234,000
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	31	4	124.00	SF	6.50	6.50	100	2017	2017	3	96	774	
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	2017	2017	3	96	4,635	
3	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2022	2022	3	98	5,833	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
5	0861	POOL GUNIT	0	100	0	0	473.00	SF	85.00	85.00	100	2022	2022	3	95	38,195	
6	0855	CONC PAVER	0	100	0	0	1,159.00	SF	10.00	10.00	100	2022	2022	3	99	11,474	

TOTAL OB/XF												61,499												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU											
XF DATE											
INC DATE											
88137 MAYBOURNE RD, YULEE											
<b>BUILDING DIMENSIONS</b> BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14\$ W14 N2 L2 U2 W7 D2 L2 S2 W13 S35 FGR=[YR=2017] W10 S20 E10 S1 E21 N11 FOP=[YR=2017] E18 N7 W5 S3 W13 S4\$ N10 W21\$ E21 S6 E13 N3 E5 S14 E15 N52\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							