

BUILDING CHARACTERISTICS	
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	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,615	100.3200	132.42	346,278	2017	2017	0	0	5.25	94.75

1 SNGL FAM - 100% - 2020 Heated Area: 2267 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			328,098
TOTAL MARKET OB/XF VALUE			4,478
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			457,576
SOH/AGL Deduction			188,795
ASSESSED VALUE			268,781
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			218,059
TOTAL JUST VALUE			457,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,689

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	2,267	100	2017	2,267	284,436
FGR	475	55	2017	261	32,747
FOP	74	30	2017	22	2,760
FOP	191	30	2017	57	7,152
FST	15	55	2017	8	1,003
TOTALS	3,022			2,615	328,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703288	CO ISSUED	0	08/15/2017
B1703288	NEW CONSTR	284,925	04/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1416	8/15/2017	SW	Q	I	01	247,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WELTZ ALAN & HOLLY						
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	37	4			6.50	100	2017	2017	3	96	924	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	96	3,554	

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/03/2025
INC DATE			AG DATE	
88119 MAYBOURNE RD, YULEE				
TOTAL OB/XF 4,478				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W23 S6 E4 D3 R3 E16 N9\$ S9 W16 L3 U3 W4 N6 W20 S42 FGR=[YR=2017] S20 E23 N20 W6 FST=[YR=2017] W5 N3 E5 S3\$ N3 W5 S3 W12\$ E34 FOP=[YR=2017] S7 E11 N2 W2 N6 W7 S1 W2\$ E2 N1 E7 S6 E14 N47\$.											

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							