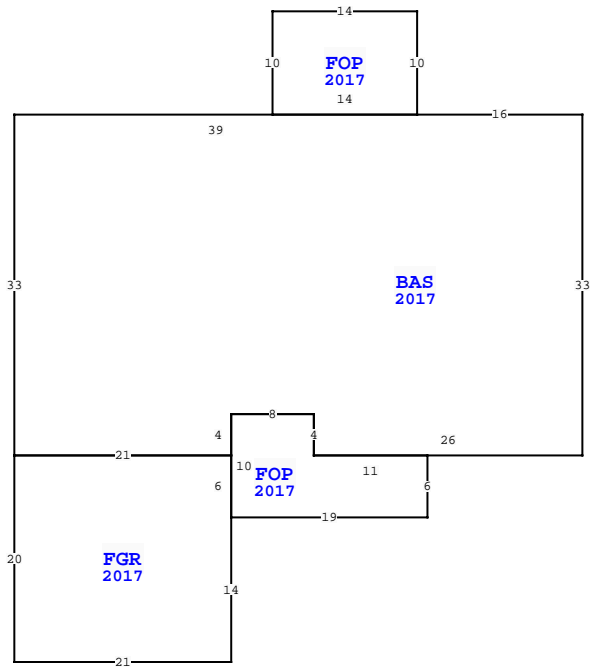




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,783	100	2017
FGR	420	55	2017
FOP	140	30	2017
FOP	146	30	2017
TOTALS	2,489		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,100	102.4100	135.18	283,878	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2021 Heated Area: 1783 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			268,974
TOTAL MARKET OB/XF VALUE			4,228
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			398,202
SOH/AGL Deduction			155,658
ASSESSED VALUE			242,544
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			191,822
TOTAL JUST VALUE			398,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702902	CO ISSUED	0	10/10/2017
B1702902	NEW CONSTR	223,101	05/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0613	7/30/2020	WD	Q	I	01	255,000
GRANTOR: NEIL SHAWN E & ALYSSA						
GRANTEE: BOATWRIGHT LARRY M						
2152/0226	10/12/2017	SW	Q	I	01	223,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NEIL SHAWN E & ALYS						

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE						
INC DATE						

BUILDING NOTES	
88101 MAYBOURNE RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14\$ W39 S33	
FGR=[YR=2017] S20 E21 N14 FOP=[YR=2017] E19 N6 W11 N4 W8	
S10\$ N6 W21\$ E21 N4 E8 S4 E26 N33\$.	

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	20	4	SF	6.50	6.50	100	2017	2017	3	96	499	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2017	2017	3	96	3,729	

LAND DESCRIPTION		TOTAL OB/XF														4,228								
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							