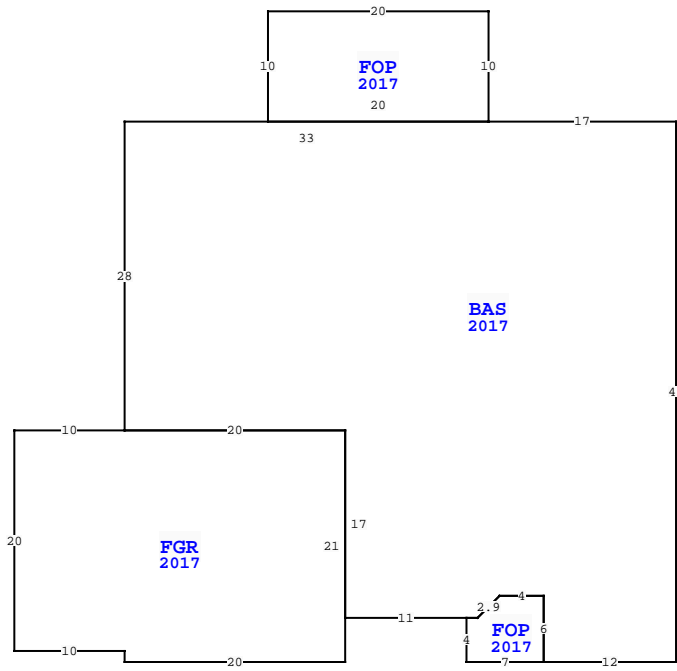


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,948	100	2017
FGR	620	55	2017
FOP	38	30	2017
FOP	200	30	2017
TOTALS	2,806		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,360	101.4790	133.95	316,122	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 1948 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,526
TOTAL MARKET OB/XF VALUE			35,440
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			459,966
SOH/AGL Deduction			200,865
ASSESSED VALUE			259,101
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			208,379
TOTAL JUST VALUE			459,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005029	SCRN ENCL	10,000	05/14/2019
B1811753	GARAGE	13,766	11/29/2018
C1705706	CO ISSUED	0	11/29/2017
B1705706	NEW CONSTR	352,191	06/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1054	11/30/2017	SW	Q	I	02	244,800
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: INGRASSIA FAMILY TR						
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
1	0810	CONCRETE A	0	100	21	4		6.50	6.50	100	2017
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2017
3	0855	CONC PAVER	0	100	0	0	SF	7.50	7.50	100	2019
4	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2019
5	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	2019

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
88051 MAYBOURNE RD, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU											
XF DATE											
INC DATE											
AG DATE											

BUILDING NOTES											
BUILDING DIMENSIONS											

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W20 S10 E20\$ W33 S28
 FGR=[YR=2017] W10 S20 E10 S1 E20 N21 W20\$ E20 S17 E11
 FOP=[YR=2017] S4 E7 N6 W4 D2 L2 W1\$ E1 U2 R2 E4 S6 E12 N49\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00