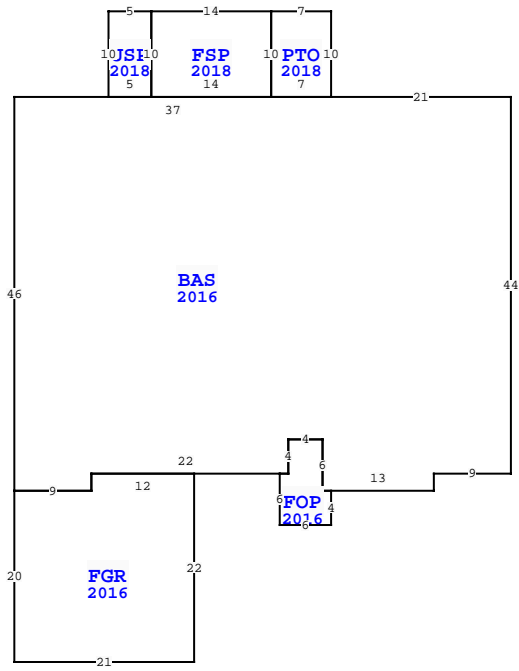


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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
BAS	2,580	100
FGR	444	55
FOP	50	30
FSP	140	40
PTO	70	5
USP	50	30
TOTALS	3,334	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,914	94.6580	124.95	364,104	2016	2016	0	0	6.00	94.00	
1 SNGL FAM - 0% - 2025 Heated Area: 2580 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	342,258		
TOTAL MARKET OB/XF VALUE	8,273		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	475,531		
SOH/AGL Deduction	0		
ASSESSED VALUE	475,531		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	475,531		
TOTAL JUST VALUE	475,531		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	410,045		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800841	SCRN ROOM	4,627	02/01/2018
B1632149	NEW CONSTR	312,371	04/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/115	8/26/2024	WD Q	Q	I	01	565,000
GRANTOR: BRAZEE THOMAS P & TRA						
GRANTEE: KAISER PATRICIA A L						
2066/1942	8/18/2016	SW Q	Q	I	01	237,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BRAZEE THOMAS P & T						

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	0	34	3			6.50	100	2016	2016	3	95	630	
2	0811	CONCRETE B	0	0	0	0			5.20	100	2016	2016	3	95	3,567	
3	0477	VF 4 SLAT	0	0	0	0			14.00	100	2016	2016	3	89	1,171	
4	0476	VF 6 SBPL	0	0	0	0			32.00	100	2016	2016	3	89	2,905	

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

BUILDING NOTES	
88033 MAYBOURNE RD, YULEE	
BUILDING DIMENSIONS	
BAS=[YR=2016] W21 PTO=[YR=2018] N10 W7 FSP=[YR=2018] W14 USP=[YR=2018] W5 S10 E5 N10\$ S10 E14 N10\$ S10 E7\$ W37 S46 FGR=[YR=2016] S20 E21 N22 W12 S2 W9\$ E9 N2 E22 FOP=[YR=2016] S6 E6 N4 W1 N6 W4 S4 W1\$ E1 N4 E4 S6 E13 N2 E9 N44\$.	

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								