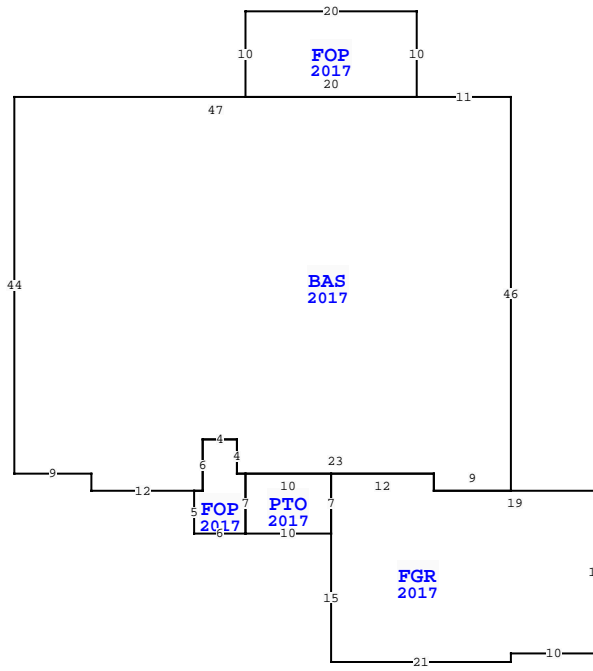


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD	CD	CONSTRUCTION		
Exterior Wall	20	03	FACE BRICK 100		
Roof Structur	03	03	GABLE/HIP 100		
Roof Cover	03	03	COMP SHNGL 100		
Interior Wall	05	05	DRYWALL 100		
Interior Floor	14	14	CARPET 60		
Interior Floor	11	11	CLAY TILE 40		
Air Condition	03	03	CENTRAL 100		
Heating Type	04	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	2,580	100	2017	2,580	313,611
FGR	634	55	2017	349	42,422
FOP	56	30	2017	17	2,066
FOP	200	30	2017	60	7,293
PTO	70	5	2017	4	486
TOTALS	3,540			3,010	365,880

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,010	97.1888	128.29	386,153	2017	2017	0	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 2580 HX Base Yr 2018												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		365,880	
TOTAL MARKET OB/XF VALUE		66,161	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		557,041	
SOH/AGL Deduction		222,095	
ASSESSED VALUE		334,946	
TOTAL EXEMPTION VALUE		WX HX HB 55,722	
BASE TAXABLE VALUE		279,224	
TOTAL JUST VALUE		557,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,452	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102920	ROLL DOWN DOOR	1,800	03/11/2021
B2011562	CARPOT W/ DOOR	4,636	11/23/2020
B1701754	SCRN ENCLSRE	25,891	04/01/2017
B1700016	SWIM POOL	0	01/09/2017
B1633207	NEW CONSTR	322,816	10/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0355	2/27/2017	SW	Q	I	01	273,600
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: SEARS LAURA A & CLY						
1997/1067	8/13/2015	WD	Q	V	05	156,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		88005 MAYBOURNE RD, YULEE														
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	34	4	136.00	SF	6.50	6.50	100	2017	2017	3	96	849	
2	0812	CONCRETE C	0 100	27	40	1,080.00	SF	4.00	4.00	100	2017	2017	3	96	4,147	
3	0855	CONC PAVER	0 100	0	0	822.00	SF	7.00	7.00	100	2017	2017	3	96	5,524	
4	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	17.50	100	2017	2017	3	74	12,432	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
6	0861	POOL GUNIT	0 100	24	14	336.00	SF	85.00	85.00	100	2017	2017	3	81	23,134	
7	0476	VF 6 SBPL	0 100	0	0	325.00	LF	32.00	32.00	100	2018	2018	3	92	9,568	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
9	0811	CONCRETE B	0 100	76	12	912.00	SF	5.20	5.20	100	2021	2021	3	99	4,695	
10	0351	CARPOT MT	0 100	30	14	420.00	SF	10.00	10.00	100	2021	2021	3	90	3,780	

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

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2017] W11 FOP=[YR=2017] N10 W20 S10 E20\$ W47 S44 E9 S2 E12 FOP=[YR=2017] S5 E6 PTO=[YR=2017] E10 FGR=[YR=2017] S15 E21 N1 E10 N19 W19 N2 W12 S7\$ N7 W10 S7\$ N7 W1 N4 W4 S6 W1\$ E1 N6 E4 S4 E23 S2 E9 N46\$.			

LAND DESCRIPTION		TOTAL OB/XF												66,161										
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							