LOT 22
ESMT OR 1902/291
OAKS AT BRISTOL PB 8/4

SANDERS CHRISTOPHER & BRITTNEE L
88007 MAYBOURNE RD
YULEE, FL 32097

2025

43-3N-28-1510-0022-0000

BUILDING CHARACTERISTICS

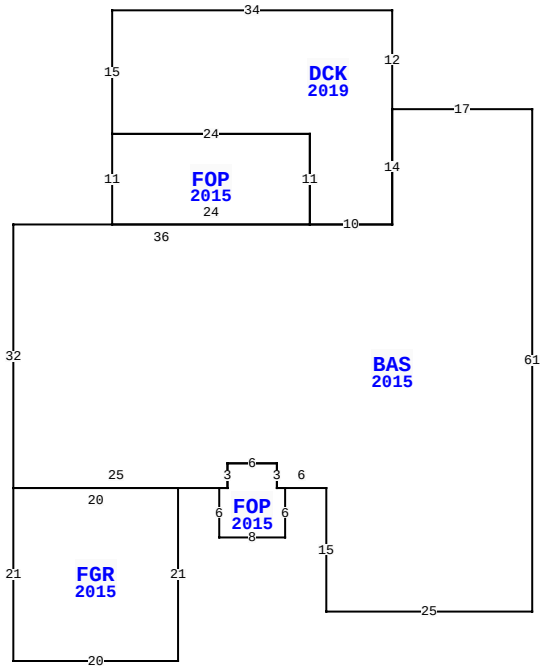
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2015	2,611	305,903
DCK	620	10	2019	62	7,264
FGR	420	55	2015	231	27,064
FOP	66	30	2015	20	2,343
FOP	264	30	2015	79	9,256
TOTALS	3,981			3,003	351,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,003	95.1786	125.64	377,297	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 2611 HX Base Yr 2021



88007 MAYBOURNE RD, YULEE

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

EXTRA FEATURES

LN	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	28	3	84.00	SF	6.50	6.50	100	2015	2015	3	95	519	
2	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2015	2015	3	95	3,236	
3	0462	ST/AL FNC	0	100	114	0	456.00	SF	10.00	10.00	100	2016	2016	3	78	3,557	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,829
TOTAL MARKET OB/XF VALUE		7,846
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		484,675
SOH/AGL Deduction		236,700
ASSESSED VALUE		247,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,253
TOTAL JUST VALUE		484,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530591	CO ISSUED	0	11/20/2015
B1530591	NEW CONSTR	320,770	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1770	10/22/2020	WD	Q	I	01	349,000
GRANTOR: GALE STEPHEN WILLIAM						
GRANTEE: SANDERS CHRISTOPHER						
2144/0400	8/24/2017	WD	Q	I	01	272,900
GRANTOR: PADDOCK BERT T & LEAN						
GRANTEE: GALE STEPHEN WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 DCK=[YR=2019] N12 W34 S15 E24 S11 E10 N14$ S14 W10 FOP=[YR=2015] N11 W24 S11 E24$ W36 S32 FGR=[YR=2015] S21 E20 N21 W20$ E25 FOP=[YR=2015] S6 E8 N6 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E6 S15 E25 N61$.

LAND DESCRIPTION

TOTAL OB/XF 7,846

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS