

LOT 23
IN OR 2090/1310
OAKS AT BRISTOL PB 8/4

WILLIAMS JEREMY T & CHRISTY M
88014 MAYBOURNE RD
YULEE, FL 32097

2025

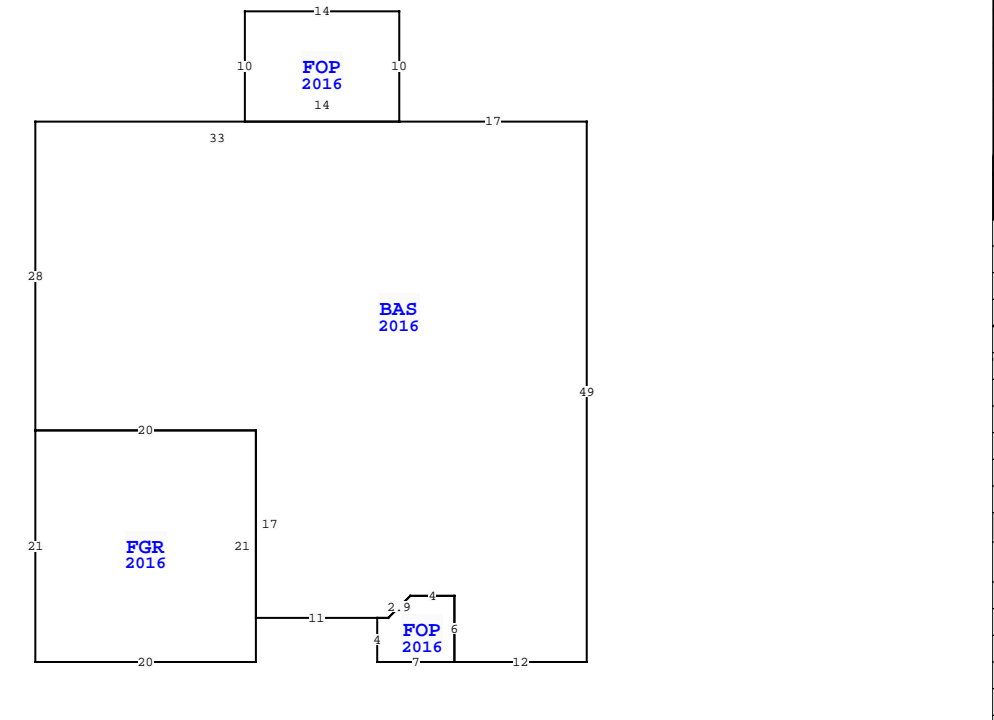
43-3N-28-1510-0023-0000



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 Floor	14 CARPET 60
Interior Floor	08 SHT VINYL 40
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,232	101.4790	133.95	298,976	2016	2016	0	0	6.00	94.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			281,037
TOTAL MARKET OB/XF VALUE			5,918
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			411,955
SOH/AGL Deduction			173,850
ASSESSED VALUE			238,105
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,383
TOTAL JUST VALUE			411,955
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,245



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	1,948	100	2016	1,948	245,279
FGR	420	55	2016	231	29,085
FOP	38	30	2016	11	1,385
FOP	140	30	2016	42	5,288
TOTALS	2,546			2,232	281,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632768	CO ISSUED	0	12/08/2016
B1632768	NEW CONSTR	240,620	08/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1310	12/13/2016	SW	Q	I	01	219,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WILLIAMS JEREMY T &						
1997/1067	8/13/2015	WD	Q	V	05	156,000
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	22	4			88.00	100	2016	2016	3	95	543	
2	0811	CONCRETE B	0	100	0	0			1,088.00	100	2016	2016	3	95	5,375	

TOTAL OB/XF													5,918				
88014 MAYBOURNE RD, YULEE																	
BLD DATE 03/03/2023 NW													LGL DATE		04/03/2025 MLU		
XF DATE													LAND DATE				
INC DATE													AG DATE				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W17 FOP=[YR=2016] N10 W14 S10 E14\$ W33 S28												
FGR=[YR=2016] S21 E20 N21 W20\$ E20 S17 E11 FOP=[YR=2016] S4												
E7 N6 W4 L2 D2 W1\$ E1 U2 R2 E4 S6 E12 N49\$.												

LAND DESCRIPTION													TOTAL OB/XF					5,918						
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							