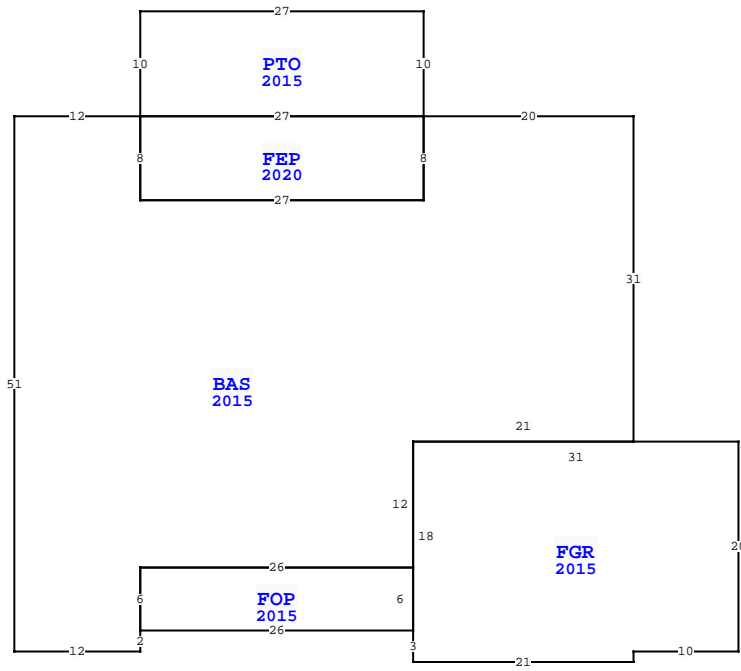


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,165	100	2015
FEP	216	80	2020
FGR	641	55	2015
FOP	156	30	2015
PTO	270	5	2015
TOTALS	3,448		
			2,752
			330,557

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,752	97.5840	128.81	354,485	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2016 Heated Area: 2165 HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			330,557
TOTAL MARKET OB/XF VALUE			5,658
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			461,215
SOH/AGL Deduction			221,183
ASSESSED VALUE			240,032
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			189,310
TOTAL JUST VALUE			461,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001438	REMODEL	8,400	03/12/2020
B1530520	CO ISSUED	0	08/24/2015
B1530520	NEW CONSTR	278,904	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2000/1880	8/31/2015	SW	Q	I	01	234,500
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: MCCANN JOLENE TERES						
1978/0281	4/30/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		88048 MAYBOURNE RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0810	CONCRETE A	0 100

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=2015] W20 PTO=[YR=2015] N10 W27 S10 FEP=[YR=2020] S8 E27 N8 W27\$ E27\$S8 W27 N8 W12 S51 E12 N2 FOP=[YR=2015] E26 FGR=[YR=2015] S3 E21 N1 E10 N20 W31 S18\$ N6 W26 S6\$ N6 E26 N12 E21 N31\$.											

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							