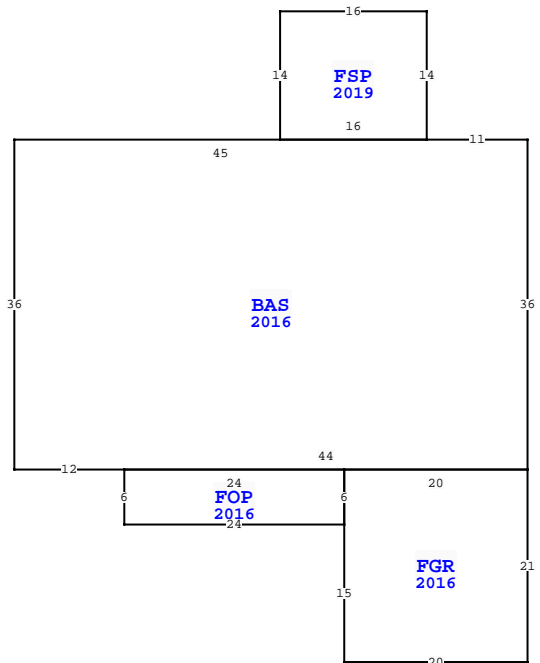


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	2,016	100	2016
FGR	420	55	2016
FOP	144	30	2016
FSP	224	40	2019
TOTALS	2,804		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,380	100.5480	132.72	315,874	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2017 Heated Area: 2016 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			296,922
TOTAL MARKET OB/XF VALUE			24,525
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			446,447
SOH/AGL Deduction			212,624
ASSESSED VALUE			233,823
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			183,101
TOTAL JUST VALUE			446,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110064	SWIM POOL	40,433	07/30/2021
B1531472	CO ISSUED	0	04/01/2016
B1531472	NEW CONSTR	0	11/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/1988	4/08/2016	SW	Q	I	01	228,371
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GRIFFIN TIMOTHY P						
2013/0114	11/04/2015	WD	Q	V	01	39,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES															88100 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	32	3	96.00	SF	6.50	6.50	100	2016	2016	3	95	593	
2	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	2016	2016	3	95	4,409	
3	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2017	2017	3	90	720	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0462	ST/AL FNC	0	100	85	0	340.00	SF	10.00	10.00	100	2021	2021	3	93	3,162	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
7	0866	POOL FIBER	0	100	0	0	190.00	SF	72.00	72.00	100	2021	2021	3	90	12,312	
8	0845	KOOL DECK	0	100	0	0	386.00	SF	7.25	7.25	100	2021	2021	3	99	2,771	
TOTALS																	

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							