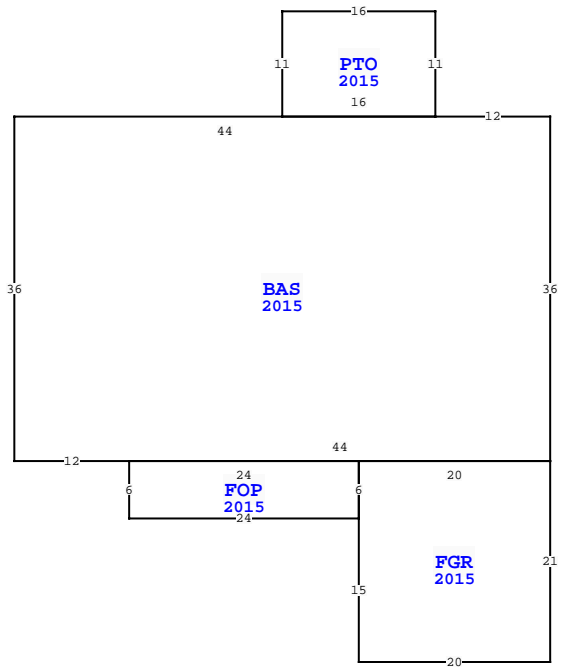




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	2,016	100
FGR	420	55
FOP	144	30
PTO	176	5
TOTALS	2,756	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,299	99.6170	131.49	302,296	2015	2015	0	0	6.75	93.25		
1 SNGL FAM - 100% - 2021 Heated Area: 2016 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			281,891
TOTAL MARKET OB/XF VALUE			5,866
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			412,757
SOH/AGL Deduction			154,110
ASSESSED VALUE			258,647
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			207,925
TOTAL JUST VALUE			412,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530547	CO ISSUED	0	10/19/2015
B1530547	NEW CONSTR	249,201	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0595	7/27/2020	WD	Q	I	02	281,900
GRANTOR: FOSTER ROBERT L JR & GRANTEE: MCTAGUE EMILY N & P						
2011/1497	10/23/2015	SW	Q	I	01	209,400
GRANTOR: ADAMS HOMES OF NORTHW GRANTEE: FOSTER ROBERT L JR						

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	32	3	96.00	SF	6.50	6.50	100	2015	2015	3	95	593	
2	0811	CONCRETE B	0 100	0	0	734.00	SF	5.20	5.20	100	2015	2015	3	95	3,626	
3	0479	VF PICKET	0 100	0	0	125.00	LF	10.00	10.00	100	2016	2016	3	89	1,113	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
TOTALS														2,299	281,891	

BUILDING NOTES			
88156 MAYBOURNE RD, YULEE			
BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
		04/03/2025	MLU

BUILDING DIMENSIONS			
BAS=[YR=2015] W12 PTO=[YR=2015] N11 W16 S11 E16\$ W44 S36 E12 FOP=[YR=2015] S6 E24 FGR=[YR=2015] S15 E20 N21 W20 S6\$ N6 W24\$ E44 N36\$.			

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							