LOT 39
IN OR 2171/1368
OAKS AT BRISTOL PB 8/4

WILCOX CORA
88392 MAYBOURNE RD
YULEE, FL 32097

2025

43-3N-28-1510-0039-0000

BUILDING CHARACTERISTICS

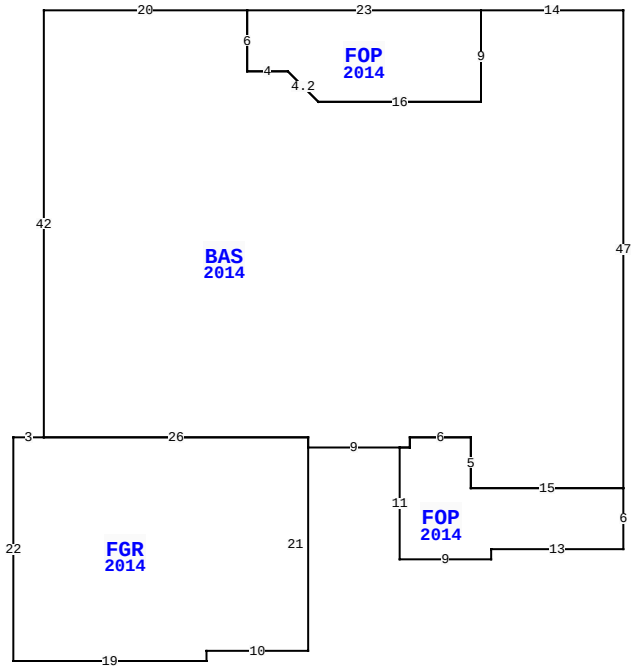
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,289	100	2014	2,289	280,376
FGR	628	55	2014	345	42,259
FOP	175	30	2014	52	6,370
FOP	191	30	2014	57	6,982
TOTALS	3,283			2,743	335,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	100.3200	132.42	363,228	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2289 HX Base Yr 2019



88392 MAYBOURNE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	335,986
TOTAL MARKET OB/XF VALUE	13,850
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	474,836
SOH/AGL Deduction	191,535
ASSESSED VALUE	283,301
TOTAL EXEMPTION VALUE	HX HB VX WX 60,722
BASE TAXABLE VALUE	222,579
TOTAL JUST VALUE	474,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428911	CO ISSUED	0	11/14/2014
B1428911	NEW CONSTR	284,088	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/1368	1/15/2018	WD	Q	I	01	255,000
GRANTOR: GUEST JAMES L JR & VI						
GRANTEE: WILCOX EDWARD M JR						
1969/1431	3/20/2015	SW	Q	I	01	239,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GUEST JAMES L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] W23 S6 E4 D3 R3 E16 N9 $ S9 W16 U3 L3 W4 N6 W20 S42 FGR=[YR=2014] W3 S22 E19 N1 E10 N21 W26 $ E26 S1 E9 FOP=[YR=2014] S11 E9 N1 E13 N6 W15 N5 W6 S1 W1 $ E1 N1 E6 S5 E15 N47 $.

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	0811	CONCRETE B	0	100	0	0	1,244.00	SF	5.20	5.20	100	2014	2014	3	94	6,081	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2016	2016	3	89	4,614	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2016	2016	3	78	2,621	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 13,850

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	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							

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