

LOT 40  
IN OR 1991/606  
OAKS AT BRISTOL PB 8/4

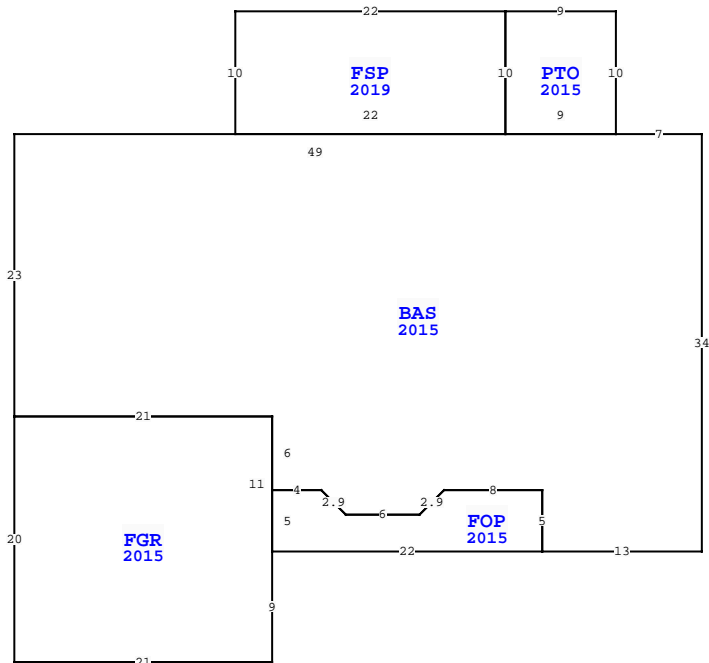
LANG ROY C & BRENDA L  
88408 MAYBOURNE RD  
YULEE, FL 32097

2025

43-3N-28-1510-0040-0000

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	08	SHT VINYL 60
Interior Floor	14	CARPET 40
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,930	102.4100	135.18	260,897	2015	2015		0	0	6.75	93.25	
1 SNGL FAM - 100% - 2016 Heated Area: 1579 HX Base Yr 2016													



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	1,579	100	2015	1,579	199,041
FGR	420	55	2015	231	29,119
FOP	94	30	2015	28	3,530
FSP	220	40	2019	88	11,093
PTO	90	5	2015	4	504
TOTALS	2,403			1,930	243,286

88408 MAYBOURNE RD, YULEE

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

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	0811	CONCRETE B	0	100	0	0			735.00	100	2015	2015	3	95	3,631	
2	0810	CONCRETE A	0	100	15	4			60.00	100	2015	2015	3	95	371	

TOTAL OB/XF														4,002										
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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	243,286				
TOTAL MARKET OB/XF VALUE	4,002				
TOTAL LAND VALUE - MARKET	125,000				
TOTAL MARKET VALUE	372,288				
SOH/AGL Deduction	208,000				
ASSESSED VALUE	164,288				
TOTAL EXEMPTION VALUE	50,722			HX HB	
BASE TAXABLE VALUE	113,566				
TOTAL JUST VALUE	372,288				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	311,237				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530207	CO ISSUED	0	07/09/2015
B1530207	NEW CONSTR	200,837	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/0606	7/15/2015	SW	Q	I	02	193,500
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: LANG ROY C & BRENDA						
1919/0008	5/22/2014	WD	Q	V	05	380,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W7 PTO=[YR=2015] N10 W9 FSP=[YR=2019] W22 S10 E22 N10\$ S10 E9\$ W49 S23FGR=[YR=2015] S20 E21 N9 FOP=[YR=2015] E22 N5 W8 L2 D2 W6 U2 L2 W4 S5\$ N11 W21\$ E21 S6 E4 R2 D2 E6 R2 U2 E8 S5 E13 N34\$.													

LAND DESCRIPTION																								
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							