LOT 42
IN OR 2131/429
OAKS AT BRISTOL PB 8/4

JOHNSON NICOLAS W & JENNIFER J
88442 MAYBOURNE RD
YULEE, FL 32097

2025

43-3N-28-1510-0042-0000

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 60
Interior Floo	08	SHT VINYL 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
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

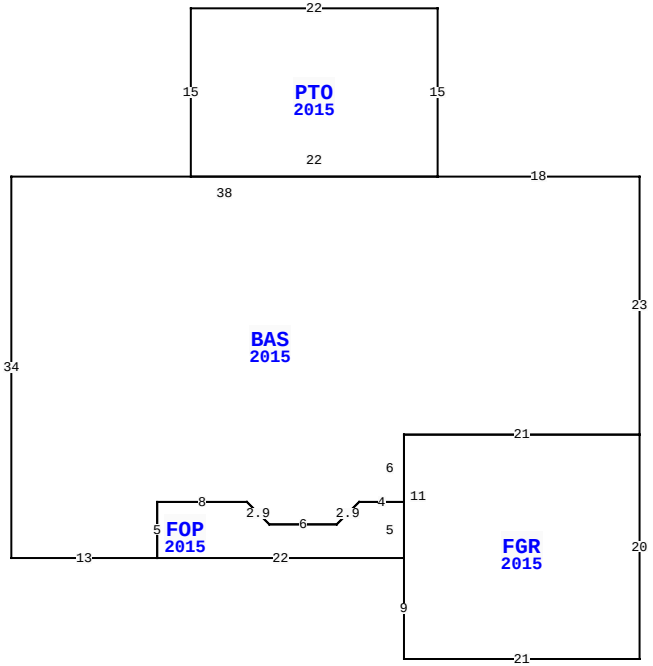
NEIGHBORHOOD/LOC 4033.0100

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
PTO	330	5	2015	16	2,017
TOTALS	2,423			1,854	233,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	102.4100	135.18	250,624	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2024 Heated Area: 1579 HX Base Yr



88442 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		233,707
TOTAL MARKET OB/XF VALUE		4,251
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		362,958
SOH/AGL Deduction		51,848
ASSESSED VALUE		311,110
TOTAL EXEMPTION VALUE	13	311,110
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530519	CO ISSUED	0	09/18/2015
B1530519	NEW CONSTR	196,070	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0429	6/23/2017	WD	Q	I	01	204,000
GRANTOR: BONCICH MICHAEL & EIL						
GRANTEE: JOHNSON NICOLAS W &						
2010/0583	10/21/2015	SW	Q	I	01	195,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BONCICH MICHAEL & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 PTO=[YR=2015] N15 W22 S15 E22$ W38 S34 E13 FOP=[YR=2015] E22 FGR=[YR=2015] S9 E21 N20 W21 S11$ N5 W4 L2 D2 W6 U2 L2 W8 S5$ N5 E8 R2 D2 E6 U2 R2 E4 N6 E21 N23$.

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	783.00	SF	5.20	5.20	100	2015	2015	3	95	3,868	
2	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2015	2015	3	95	383	

LAND DESCRIPTION

TOTAL OB/XF 4,251

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