

LOT 46
IN OR 2124/574
OAKS AT BRISTOL PB 8/4

DOWNES JAMES M & TERRY J
88449 MAYBOURNE ROAD
YULEE, FL 32097

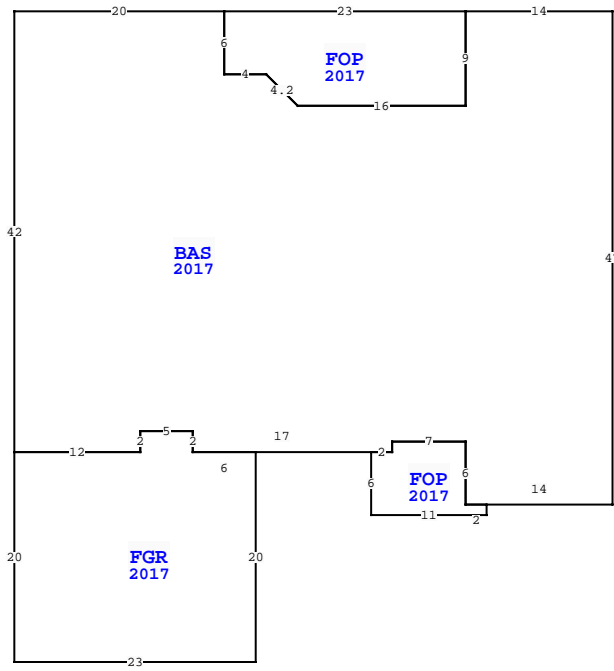
2025

43-3N-28-1510-0046-0000



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	14	CARPET	70
Interior Floor	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
BAS	2,257	100	2017
FGR	470	55	2017
FOP	63	30	2017
FOP	191	30	2017
TOTALS	2,981		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,591	100.3200	132.42	343,100	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 2257 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			325,087
TOTAL MARKET OB/XF VALUE			12,852
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			462,939
SOH/AGL Deduction			200,916
ASSESSED VALUE			262,023
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			211,301
TOTAL JUST VALUE			462,939
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700037	CO ISSUED	0	05/19/2017
B1700037	NEW CONSTR	281,932	01/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0574	5/26/2017	SW	Q	I	02	247,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DOWNES JAMES M & TER						
1919/0008	5/22/2014	WD	Q	V	05	380,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

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	35	4			6.50	100	2017	2017	3	96	874	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	96	3,459	
3	0476	VF 6 SBPL	0	100	0	0			32.00	100	2018	2018	3	92	8,243	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2018	2018	3	92	276	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W14 FOP=[YR=2017] W23 S6 E4 D3 R3 E16 N9\$ S9 W16 L3 U3 W4 N6 W20 S42 FGR=[YR=2017] S20 E23 N20 W6 N2 W5 S2 W12\$ E12 N2 E5 S2 E17 FOP=[YR=2017] S6 E11 N1 W2 N6 W7 S1 W2\$ E2 N1 E7 S6 E14 N47\$.	

LAND DESCRIPTION		TOTAL OB/XF															12,852							
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							