

LOT 52  
IN OR 2146/1878  
OAKS AT BRISTOL PB 8/4

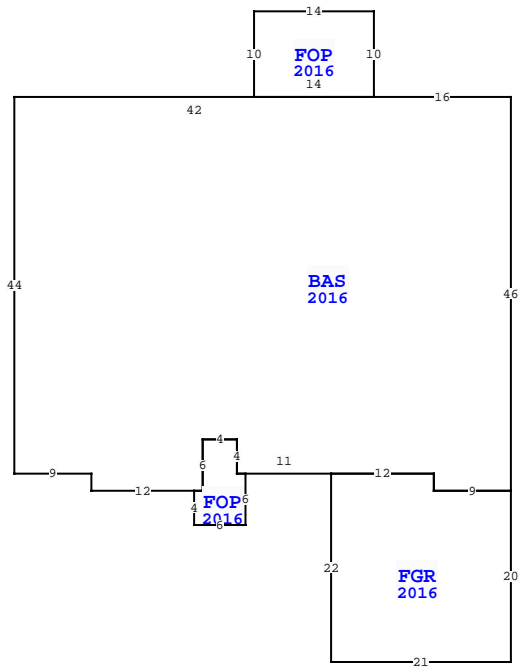
JOHNSON TRAVIS & REBECCA  
88335 MAYBOURNE ROAD  
YULEE, FL 32097

2025

43-3N-28-1510-0052-0000

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		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
BAS	2,580	100	2016
FGR	444	55	2016
FOP	50	30	2016
FOP	140	30	2016
TOTALS	3,214		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,881	94.6580	124.95	359,981	2016	2016	0	0	6.00	94.00		
1 SNGL FAM - 0% - 0 Heated Area: 2580 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			338,382
TOTAL MARKET OB/XF VALUE			4,426
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			467,808
SOH/AGL Deduction			86,266
ASSESSED VALUE			381,542
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			381,542
TOTAL JUST VALUE			467,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632353	CO ISSUED	0	01/12/2017
B1632353	NEW CONSTR	312,371	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/1878	9/19/2017	SW	Q	I	01	259,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: JOHNSON TRAVIS & RE						
1948/1469	11/20/2014	WD	Q	V	05	152,000
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	0	33	4			6.50	100	2016	2016	3	95	815	
2	0811	CONCRETE B	0	0	0	0			5.20	100	2016	2016	3	95	3,611	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W16 FOP=[YR=2016] N10 W14 S10 E14\$ W42 S44 E9 S2 E12 FOP=[YR=2016] S4 E6 N6 W1 N4 W4 S6 W1\$ E1 N6 E4 S4 E11 FGR=[YR=2016] S22 E21 N20 W9 N2 W12\$ E12 S2 E9 N46\$.	

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	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000										