LOT 6
IN OR 2102/1093
OAKS AT BRISTOL PB 8/4

REYNOLDS WILLIAM C & JENNIFER L
88217 MAYBOURNE RD
YULEE, FL 32097

2026

43-3N-28-1510-0006-0000

BUILDING CHARACTERISTICS

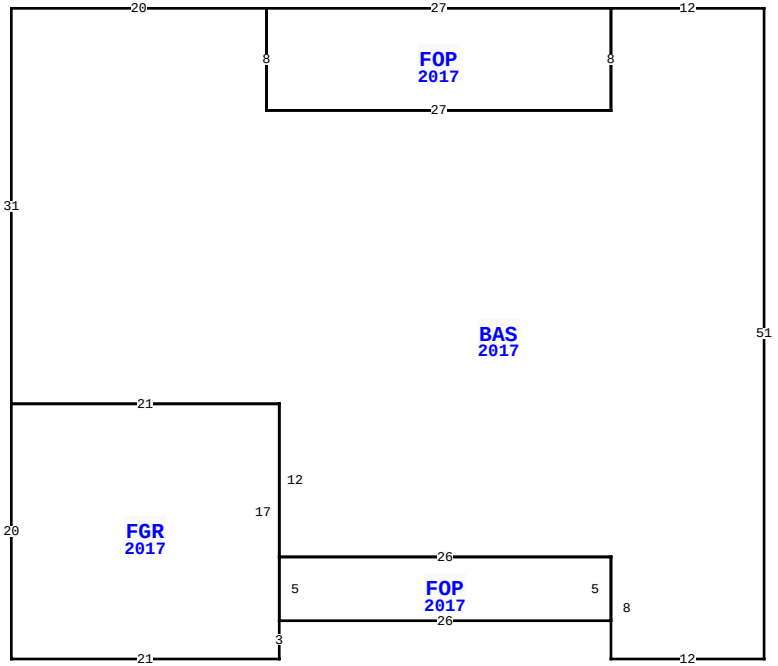
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,165	100	2017	2,165	241,445
FGR	420	55	2017	231	25,762
FOP	130	30	2017	39	4,349
FOP	216	30	2017	65	7,249
TOTALS	2,931			2,500	278,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	112.9920	118.64	296,600	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2165 HX Base Yr 2021



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

88217 MAYBOURNE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,804
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	403,804
SOH/AGL Deduction	126,683
ASSESSED VALUE	277,121
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	220,710
TOTAL JUST VALUE	403,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632767	CO ISSUED	0	02/10/2017
B1632767	NEW CONSTR	270,668	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/1093	2/16/2017	SW	Q	I	01	240,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: REYNOLDS WILLIAM C						
1980/0354	5/14/2015	WD	Q	V	05	117,000
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W27 S8 E27 N8$ S8 W27 N8 W20 S31 FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E26 N5 W26 S5$ N17 W21$ E21 S12 E26 S8 E12 N51$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS