

LOT 17
IN OR 2161/1054
OAKS AT BRISTOL PB 8/4

INGRASSIA FAMILY TRUST/INGRASSIA PATTY I TRUSTEE
88051 MAYBOURNE RD
YULEE, FL 32097

2026

43-3N-28-1510-0017-0000

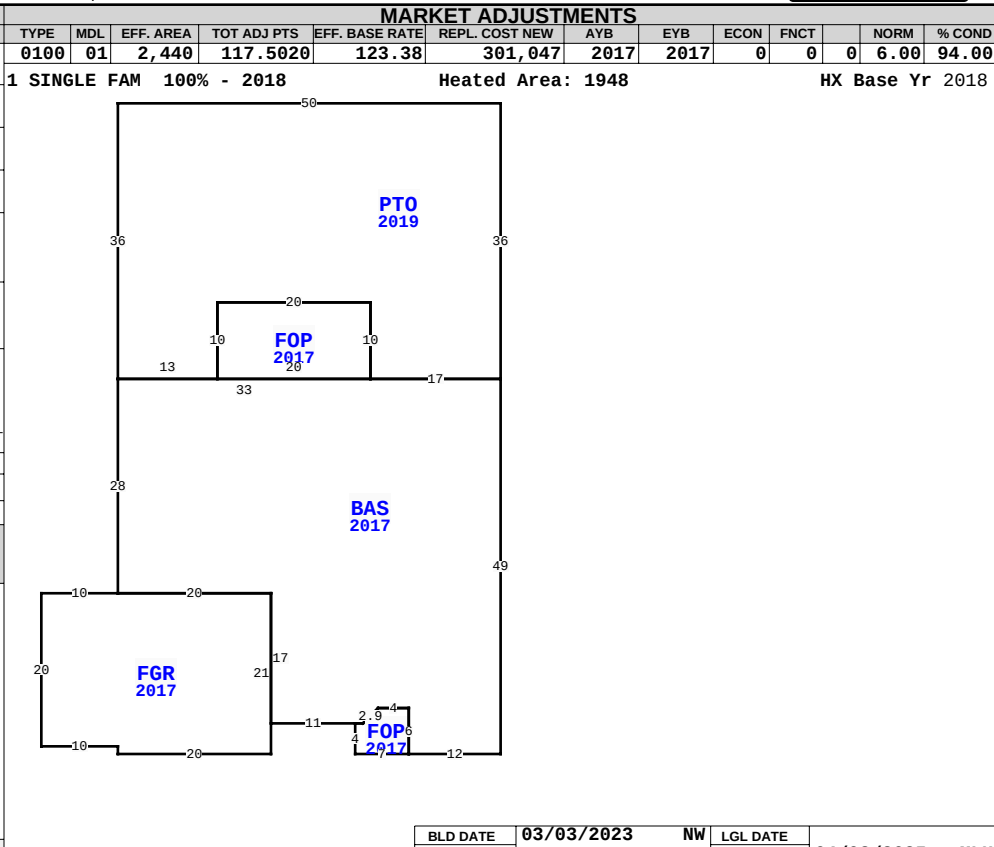


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	1,948	100	2017	1,948	225,923
FGR	620	55	2017	341	39,549
FOP	38	30	2017	11	1,276
FOP	200	30	2017	60	6,959
PTO	1,600	5	2019	80	9,278
TOTALS	4,406			2,440	282,984

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	0911	SCRN RM A	0	100	0	773.00	SF	18.00	
5	0940	SHEDS/PORT	0	100	24	288.00	SF	30.00	



TOTAL OB/XF									
17,247									

LAND DESCRIPTION										TOTAL OB/XF						17,247			
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	LA VA		
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	125,000.00		
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 125.000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					282,984				
TOTAL MARKET OB/XF VALUE					17,247				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					425,231				
SOH/AGL Deduction					152,213				
ASSESSED VALUE					273,018				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					221,607				
TOTAL JUST VALUE					425,231				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					471,298				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005029	SCRN ENCL	10,000	05/14/2019
B1811753	GARAGE	13,766	11/29/2018
C1705706	CO ISSUED	0	11/29/2017
B1705706	NEW CONSTR	352,191	06/27/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2161/1054	11/30/2017	SW	Q	I	02	244,800	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: INGRASSIA FAMILY TR							
2027/0444	2/04/2016	WD	Q	V	05	234,000	
GRANTOR: OAKS AT BRISTOL NASSA							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017;ORIG=0,0] W17 W33 S28 E20 S17 E11 E1 U2R2 E4 S6 E12 N49 \$									
FGR=[YR=2017;ORIG=-50,28] W10 S20 E10 S1 E20 N21 W20 \$									
FOP=[YR=2017;ORIG=-17,0] N10 W20 S10 E20 \$									
FOP=[YR=2017;ORIG=-19,45] S4 E7 N6 W4 D2L2 W1 \$									
PTO=[YR=2019;ORIG=0,0] W17 N10 W20 S10 W13 N36 E50 S36 \$									