LOT 31
OAKS AT BRISTOL PB 8/4

MCTAGUE EMILY N & PETER E
88156 MAYBOURNE RD
YULEE, FL 32097

2026

43-3N-28-1510-0031-0000

BUILDING CHARACTERISTICS

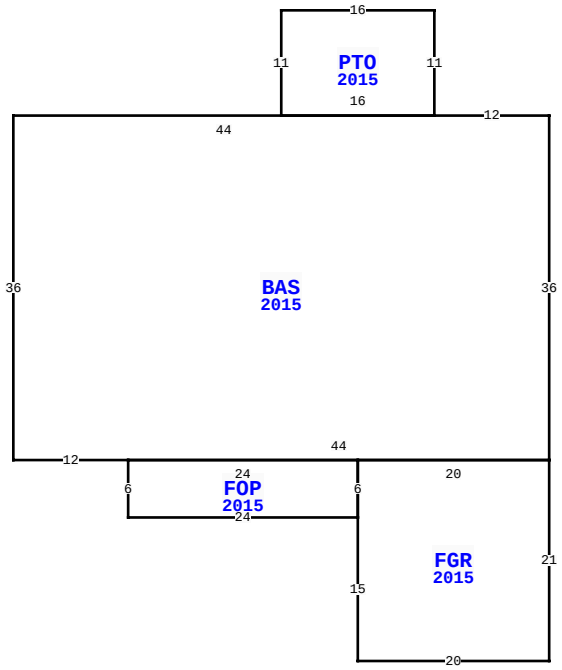
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,016	100	2015	2,016	225,846
FGR	420	55	2015	231	25,878
FOP	144	30	2015	43	4,817
PTO	176	5	2015	9	1,008
TOTALS	2,756			2,299	257,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	115.3460	121.11	278,432	2015	2015	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2021 Heated Area: 2016 HX Base Yr 2021



88156 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		257,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		382,550
SOH/AGL Deduction		116,920
ASSESSED VALUE		265,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,219
TOTAL JUST VALUE		382,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530547	CO ISSUED	0	10/19/2015
B1530547	NEW CONSTR	249,201	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0595	7/27/2020	WD	Q	I	02	281,900
GRANTOR: FOSTER ROBERT L JR &						
GRANTEE: MCTAGUE EMILY N & P						
2011/1497	10/23/2015	SW	Q	I	01	209,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FOSTER ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 PTO=[YR=2015] N11 W16 S11 E16$ W44 S36 E12 FOP=[YR=2015] S6 E24 FGR=[YR=2015] S15 E20 N21 W20 S6$ N6 W24$ E44 N36$.

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	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 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