LOT 2
IN OR 1916/698
SPRING MEADOW PB 5/142

HAWKES GAYLE S
86019 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1950-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

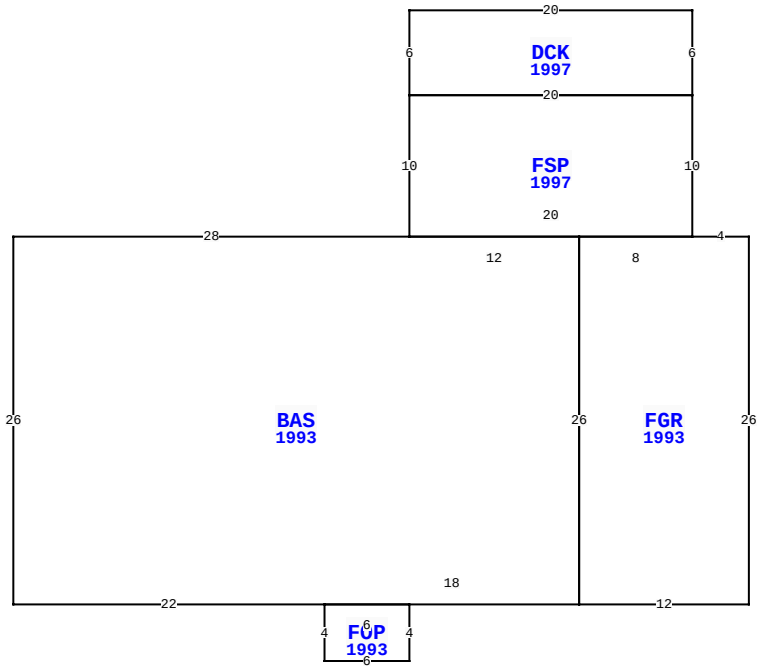
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	83,143
DCK	120	10	12	959
FGR	312	55	172	13,751
FOP	24	30	7	559
FSP	200	40	80	6,396
TOTALS	1,696		1,311	104,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	104.8320	94.61	124,034	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



BLD DATE	03/16/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86019 SPRING MEADOW AVE, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,809
TOTAL MARKET OB/XF VALUE		7,912
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		182,721
SOH/AGL Deduction		79,940
ASSESSED VALUE		102,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,781
TOTAL JUST VALUE		182,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17538	H/AC	0	08/01/2012
B21625	ADDITION	5,725	07/01/2008
96-3524	ADDITION	2,550	01/01/1997
963524	ADDITION	2,550	12/01/1996
7418	NEW CONSTR	40,108	07/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1916/0698	5/02/2014	QC	U	I	11	100
GRANTOR: HAWKES GAYLE S						
GRANTEE: HAWKES GAYLE S						
0639/0606	10/23/1991	WD	Q	I		47,000
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: WELLS GAYLE S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W4 FSP=[YR=1997] N10 DCK=[YR=1997] N6 W20 S6 E20 $ W20 S10 BAS=[YR=1993] W28 S26 E22 FOP=[YR=1993] S4 E6 N4 W6$ E18 N26 W12$ E20$ W8 S26 E12 N26$.

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	0	0	636.00	SF	6.50	6.50	100	1991	1991	3	64	2,646	
3	2700	QUONSET LW	0	100	40	16	640.00	SF	12.00	12.00	100	2008	2008	3	64	4,915	
4	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2008	2008	3	90	351	

LAND DESCRIPTION

TOTAL OB/XF 7,912

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		RS-1	120.00	301.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 02/02/2018 BY SB Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS