LOT 4
IN OR 2374/910
SPRING MEADOW PB 5/142

MALLARD CHRISTINE M
86055 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1950-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

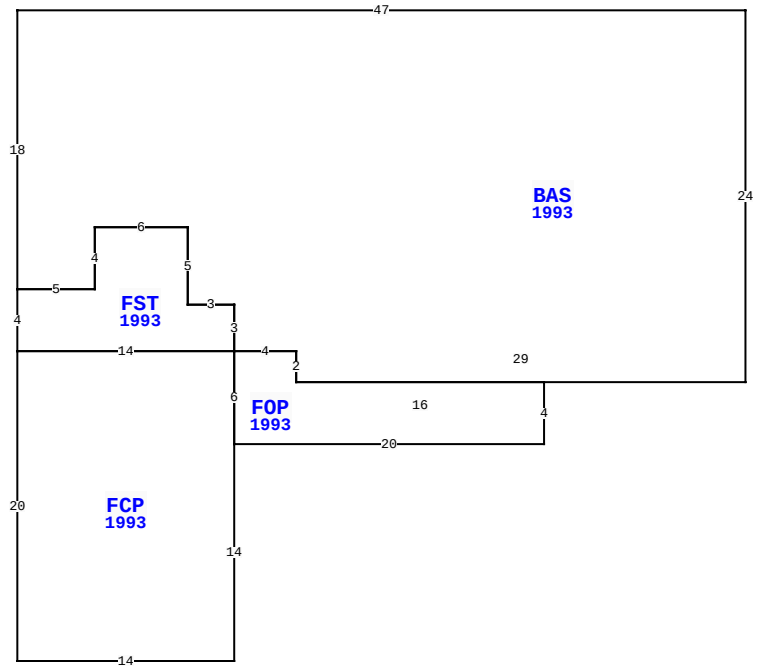
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,015	100	1,015	87,483
FCP	280	25	70	6,033
FOP	88	30	26	2,241
FST	77	55	42	3,620
TOTALS	1,460		1,153	99,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	112.3600	101.40	116,914	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1015 HX Base Yr 2021



86055 SPRING MEADOW AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,377
TOTAL MARKET OB/XF VALUE		2,616
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		171,993
SOH/AGL Deduction		41,091
ASSESSED VALUE		130,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,902
TOTAL JUST VALUE		171,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973789	XFOB	1,360	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0910	6/30/2020	WD	Q	I	01	164,000
GRANTOR: ANDRADE RHONDA K & TE						
GRANTEE: MALLARD CHRISTINE M						
0895/0770	8/17/1999	WD	U	I	18	100
GRANTOR: KING RHONDA C						
GRANTEE: ANDRADE RHONDA & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S18 FST=[YR=1993] S4 FCP=[YR=1993] S20 E14 N14 FOP=[YR=1993] E20 N4 W16 N2 W4 S6$ N6 W14$ E14 N3 W3 N5 W6 S4 W5$E5 N4 E6 S5 E3 S3 E4 S2 E29 N24$.

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	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	1991	1991	3	64	2,616	

LAND DESCRIPTION

TOTAL OB/XF 2,616

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	100.00	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