LOT 5
SPRING MEADOW PB 5/142

BAUMANN VALERIE EVE
86071 SPRING MEADOW RD
YULEE, FL 32097

2023

09-2N-27-1950-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

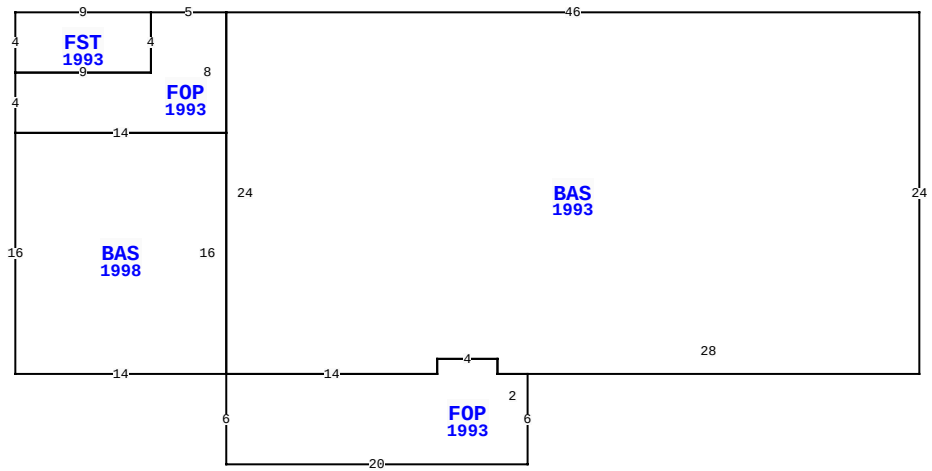
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	122,242
BAS	224	100	224	24,893
FOP	76	30	23	2,556
FOP	124	30	37	4,112
FST	36	55	20	2,223
TOTALS	1,560		1,404	156,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	133.1200	120.14	168,677	1987	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1324 HX Base Yr



86071 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	156,026
TOTAL MARKET OB/XF VALUE	2,219
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	228,245
SOH/AGL Deduction	0
ASSESSED VALUE	228,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,245
TOTAL JUST VALUE	228,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002682	REPAIR/RRF	11,000	02/17/2022
B23583	XFOB	5,995	05/01/2010
B985402	REMODEL	0	09/01/1998
4180	NEW CONSTR	36,360	06/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0561	1/28/2022	WD	Q	I	01	286,000
GRANTOR: HOWARD MICHAEL DAVID						
GRANTEE: BAUMANN VALERIE EVE						
2359/1093	5/04/2020	WD	Q	I	02	159,900
GRANTOR: LONG DERRICK R & ALEX						
GRANTEE: HOWARD MICHAEL DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FOP=[YR=1993] W5 FST=[YR=1993] W9 S4 E9 N4$ S4 W9 S4 BAS=[YR=1998] S16 E14 FOP=[YR=1993] S6 E20 N6 W2 N1 W4 S1 W14$ N16 W14$ E14 N8$ S24 E14 N1 E4 S1 E28 N24$.

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
1	0811	CONCRETE B	0	0	87	9	783.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,219	

LAND DESCRIPTION

TOTAL OB/XF 2,219

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	SFR	0	0006	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