LOT 6
IN OR 2119/936
SPRING MEADOW PB 5/142

**HOLLIDAY WILLIAM D & SARAH K**
86093 SPRING MEADOW ROAD
YULEE, FL 32097

**2023**

**09-2N-27-1950-0006-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 03 | Quality Level 03 |

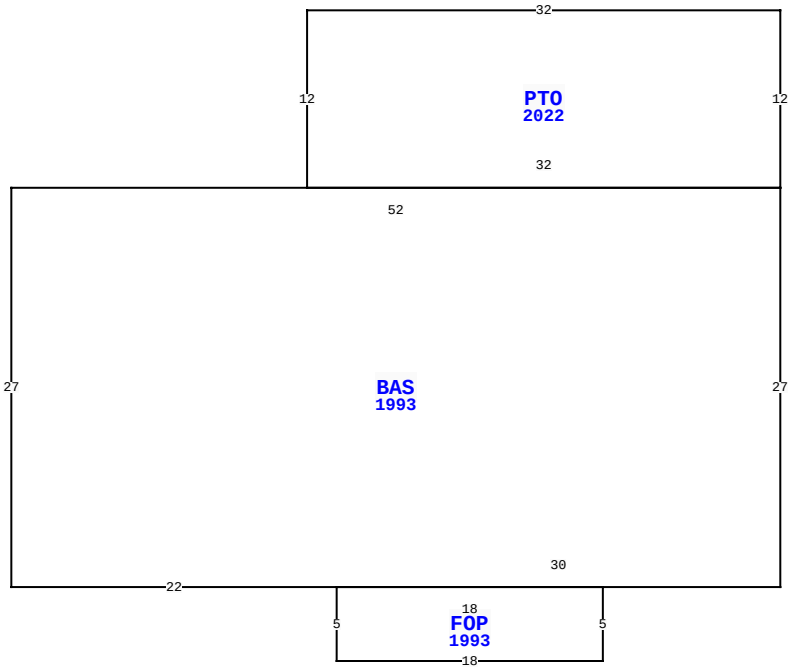
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 128,255 |
| FOP | 90 | 30 | 27 | 2,467 |
| PTO | 384 | 5 | 19 | 1,736 |
| TOTALS | 1,878 | | 1,450 | 132,457 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,450 | 119.0800 | 107.47 | 155,832 | 1991 | 1991 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1404 HX Base Yr




86093 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 | 143,780 |
| TOTAL MARKET OB/XF VALUE | 5,535 |
| TOTAL LAND VALUE - MARKET | 70,000 |
| TOTAL MARKET VALUE | 219,315 |
| SOH/AGL Deduction | 21,012 |
| ASSESSED VALUE | 198,303 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,303 |
| TOTAL JUST VALUE | 219,315 |
| NCON VALUE | 13,312 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,562 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22015099 | ADDITION | 16,318 | 10/10/2022 |
| P1316343 | TANKLESS | 0 | 01/01/2013 |
| B0007124 | XFOB | 324 | 05/01/2000 |
| B996700 | SWIM POOL | 17,000 | 12/01/1999 |
| 6963 | NEW CONSTR | 49,000 | 01/28/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2119/0936 | 5/01/2017 | WD | Q | I | 01 | 169,000 |
| GRANTOR: BIGELOW KAYLEIGH | | | | | | |
| GRANTEE: HOLLIDAY WILLIAM D | | | | | | |
| 2112/0967 | 3/21/2017 | QC | U | I | 11 | 100 |
| GRANTOR: KING RUSTY J & KALEIG | | | | | | |
| GRANTEE: BIGELOW KAYLEIGH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E22 FOP=[YR=1993] S5 E18 N5 W18$ E30 N27$ PTO=[YR=2022] N12 W32 S12 E32$.

## 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 | 0 | 0 | 0 | 906.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 64 | 3,015 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 72 | 2,520 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,535

| 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 | 0 | | 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 11/18/2022 BY NW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

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**2023**

**09-2N-27-1950-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

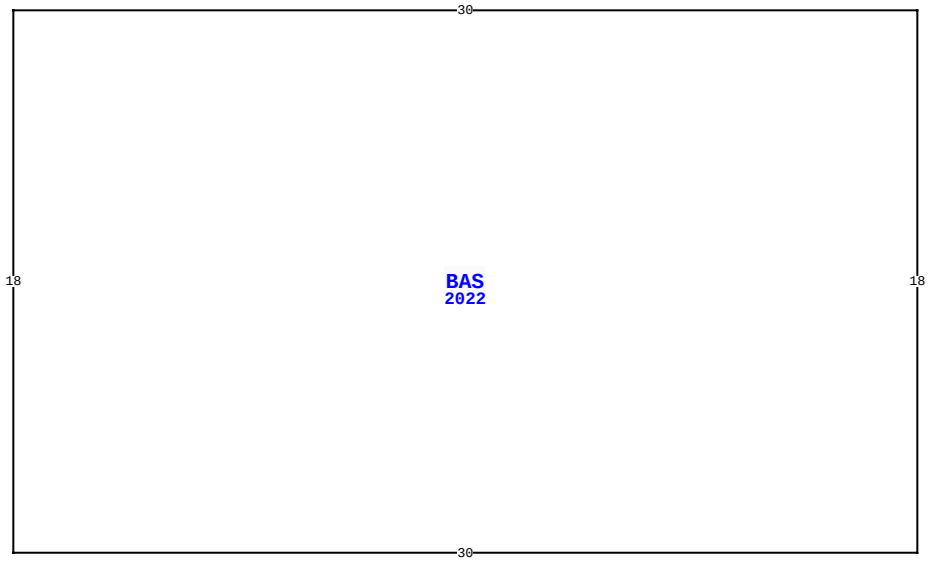
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 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 | 4049.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 540 | 100 | 540 | 11,323 |
| TOTALS | 540 | | 540 | 11,323 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 540 | 60.5000 | 21.18 | 11,437 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 0% - 0 Heated Area: 540 HX Base Yr




86093 SPRING MEADOW AVE, YULEE

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|---|---|---|---|
| BLD DATE | 03/16/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
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| GRANTEE: HOLLIDAY WILLIAM D | | | | | | |
| 2112/0967 | 3/21/2017 | QC | U | I | 11 | 100 |
| GRANTOR: KING RUSTY J & KALEIG | | | | | | |
| GRANTEE: BIGELOW KAYLEIGH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W30 S18 E30 N18$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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