

LOT 7
IN OR 1323/1726
SPRING MEADOW PB 5/142

GRIGG PATRICIA R &/BOWER AUDRA G
86113 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1950-0007-0000



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 90
Interior Floo	08	SHT VINYL 10
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	304	100	304	25,690
BAS	1,132	100	1,132	95,662
FSP	160	40	64	5,409
TOTALS	1,596		1,500	126,760

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,296.00	SF	6.50	6.50
2	0845	KOOL DECK	0 100	0	0	465.00	SF	7.25	7.25
3	0861	POOL GUNIT	0 100	28	16	448.00	SF	85.00	85.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0810	CONCRETE A	0 100	7	9	63.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	100.00	301.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,500	110.1600	99.42	149,130	1991	1991	0	0	0	15.00	85.00	
1 SINGLE FAM - 100% - 2006 Heated Area: 1436 HX Base Yr 2006													

86113 SPRING MEADOW AVE, YULEE									
BLD DATE 03/16/2023 NW					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

TOTAL OB/XF													
18,587													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		RS-1	100.00	301.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		126,760	
TOTAL MARKET OB/XF VALUE		18,587	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		215,347	
SOH/AGL Deduction		97,829	
ASSESSED VALUE		117,518	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		67,518	
TOTAL JUST VALUE		215,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804889	ADDITION	1,800	06/01/1998
7584	NEW CONSTR	53,031	10/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1323/1726	6/08/2005	WD	Q	I		155,000	
GRANTOR: KIRKUS TONY J & DENIS							
GRANTEE: GRIGG PATRICIA R &							
0644/0739	12/18/1991	WD	Q	I		62,200	
GRANTOR: NORTH POINT CONSTR							
GRANTEE: KIRKUS TONY & DENIS							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W9 FSP=[YR=1998] N10 W16 S10 BAS=[YR=1993] W33 S24 E11 S2 E14 N2 E21 N24 W13\$ E16\$ W3 S24 E2 S2 E8 N2 E2 N24\$.									