LOT 9
SPRING MEADOW PB 5/142

GOWER DAVID M & JENNIFER A
95023 ORCHID PL
FERNANDINA BEACH, FL 32034

2023

09-2N-27-1950-0009-0000

BUILDING CHARACTERISTICS

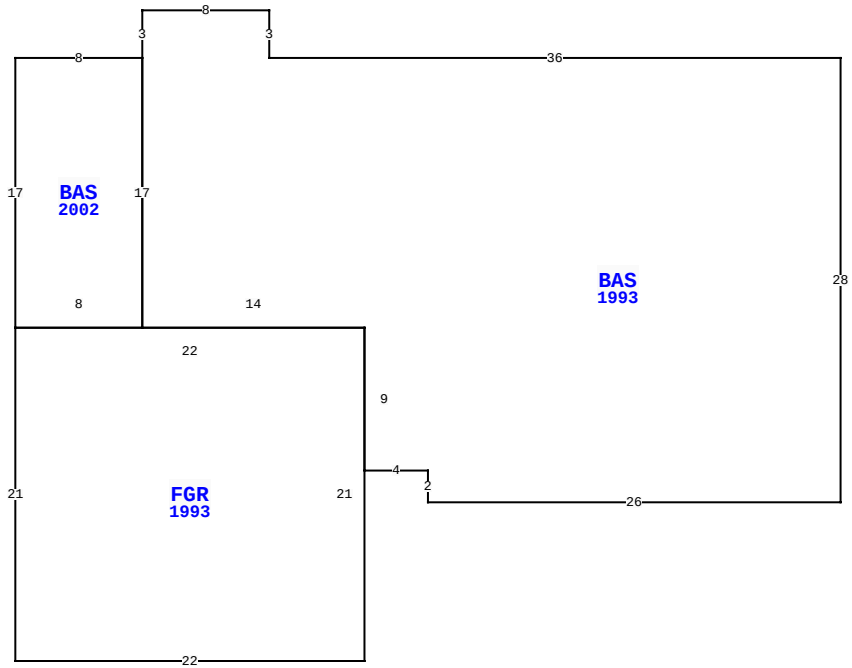
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,094	100	1,094	95,895
BAS	136	100	136	11,921
FGR	462	55	254	22,265
TOTALS	1,692		1,484	130,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	112.6080	101.63	150,819	1989	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1230 HX Base Yr



86130 SPRING MEADOW AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,493
TOTAL MARKET OB/XF VALUE	14,844
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	233,337
SOH/AGL Deduction	16,128
ASSESSED VALUE	217,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,209
TOTAL JUST VALUE	233,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004744	CARPORT	5,000	04/16/2021
21004462	ADDITION	51,424	04/12/2021
20001334	REROOF	6,500	02/20/2020
3658	NEW CONSTR	2,650	09/28/1989
03157	H/AC	1,480	09/27/1989
6010	NEW CONSTR	41,891	09/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1967	6/01/2020	WD	Q	I	01	211,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: GOWER DAVID M & JEN						
2334/0759	1/24/2020	WD	Q	I	01	140,000
GRANTOR: PRATT JOHN E						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N3 W8 S3 BAS=[YR=2002] W8 S17
FGR=[YR=1993] S21 E22 N21 W22 $ E8 N17 $ S17 E14 S9 E4 S2
E26 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	1,489.00	SF	5.20	5.20	100	1989	1989	3	59.5	4,607	
5	0351	CARPORT MT	0	0	45	18	810.00	SF	10.00	10.00	100	2021	2021	3	97	7,857	

LAND DESCRIPTION

TOTAL OB/XF 14,844

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		RS-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 10/15/2021 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

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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	06	Quality Level 06

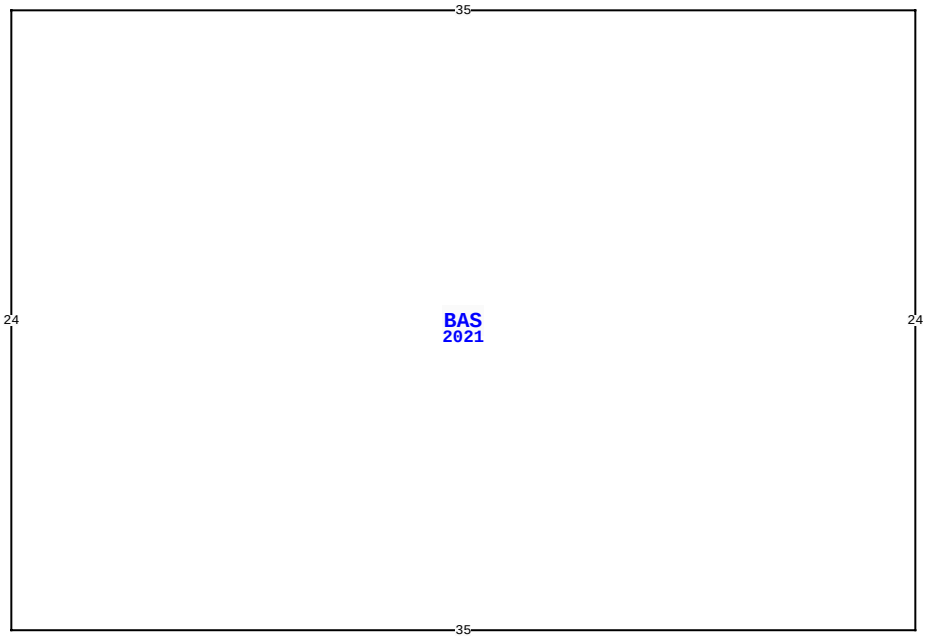
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	18,412
TOTALS	840		840	18,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	22.14	18,598	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



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TOTAL JUST VALUE	233,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6219	NEW CONSTR	1,498	09/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1967	6/01/2020	WD	Q	I	01	211,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: GOWER DAVID M & JEN						
2334/0759	1/24/2020	WD	Q	I	01	140,000
GRANTOR: PRATT JOHN E						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/15/2021 BY NW Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS