LOT 10
IN OR 1397/900
SPRING MEADOW PB 5/142

CHIAVERINI JAMES M & REBECCA L
86112 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1950-0010-0000

BUILDING CHARACTERISTICS

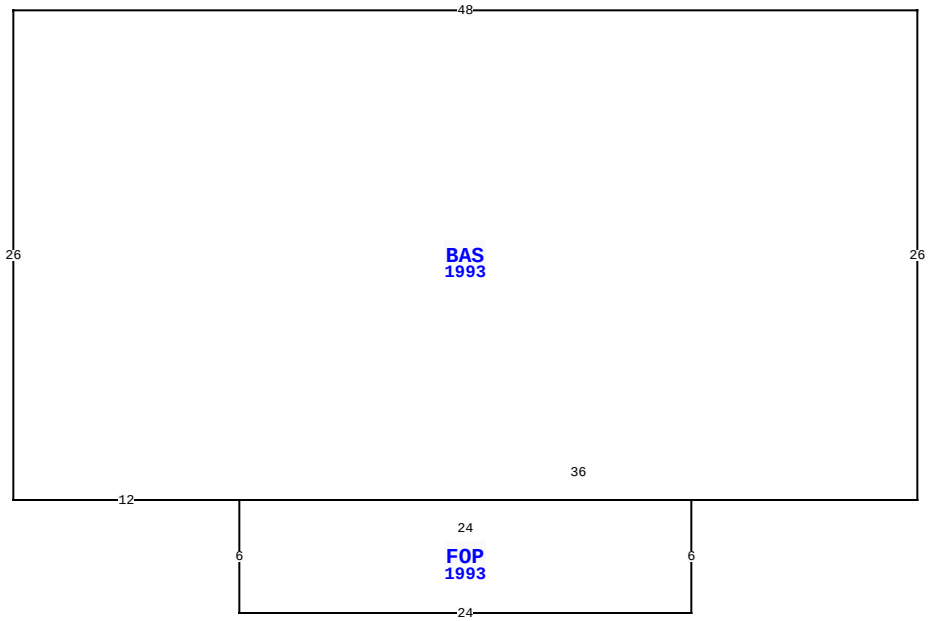
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,248	100	1,248	110,765
FOP	144	30	43	3,816
TOTALS	1,392		1,291	114,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,291	113.3600	102.31	132,082	1990	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2007 Heated Area: 1248 HX Base Yr 2007



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

86112 SPRING MEADOW AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,581
TOTAL MARKET OB/XF VALUE		8,241
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		192,822
SOH/AGL Deduction		91,363
ASSESSED VALUE		101,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,459
TOTAL JUST VALUE		192,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6116	NEW CONSTR	48,040	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0900	3/21/2006	WD	Q	I		158,000
GRANTOR: ARDIS LAVONNE						
GRANTEE: CHIAVERINI JAMES M						
1291/0167	1/27/2005	QC	U	I	01	75,000
GRANTOR: ARDIS MICHAEL K & LAV						
GRANTEE: ARDIS LAVONNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E12 FOP=[YR=1993] S6 E24 N6 W24 $ E36 N26 $.

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	1,328.00	SF	4.68	4.68	100	1990	1990	3	62	3,853	
2	0756	FEP	0	100	0	0	250.00	SF	27.00	27.00	100	2013	2013	3	65	4,388	

LAND DESCRIPTION

TOTAL OB/XF 8,241

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	220.00	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