LOT 15
IN OR 2211/267
SPRING MEADOW PB 5/142

MURPHY THOMAS AUDIE JR & STEPHANIE DAWN
86018 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1950-0015-0000

BUILDING CHARACTERISTICS

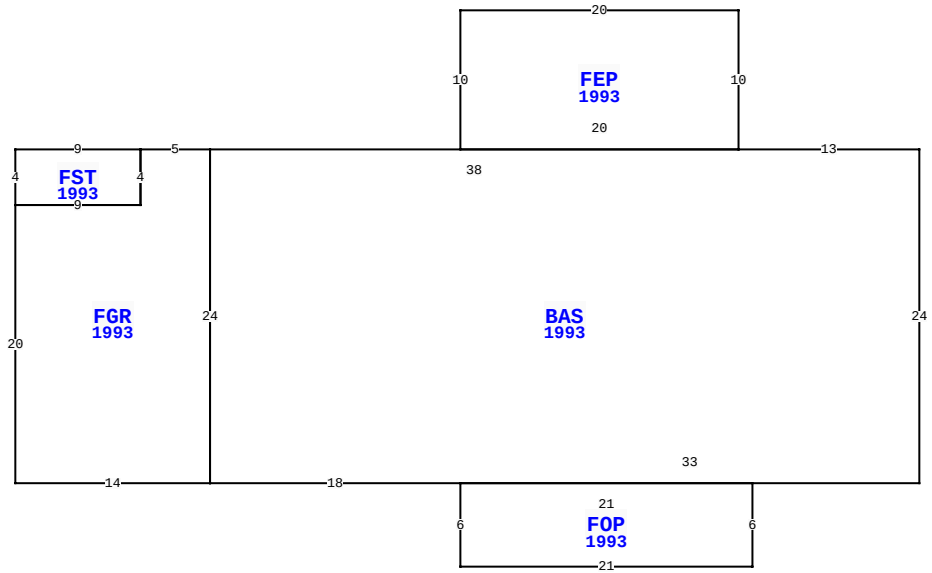
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,224	100	1,224	142,695
FEP	200	80	160	18,653
FGR	300	55	165	19,236
FOP	126	30	38	4,430
FST	36	55	20	2,332
TOTALS	1,886		1,607	187,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	145.1460	130.99	210,501	1987	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1224 HX Base Yr 2019



86018 SPRING MEADOW AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,346
TOTAL MARKET OB/XF VALUE		5,481
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		262,827
SOH/AGL Deduction		50,690
ASSESSED VALUE		212,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,137
TOTAL JUST VALUE		262,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4181	NEW CONSTR	37,420	06/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2211/0267	7/13/2018	WD	Q	I	01	202,000
GRANTOR: HENDERSON CYNTHIA M &						
GRANTEE: MURPHY THOMAS AUDIE						
1933/1299	7/31/2014	QC	U	I	11	45,700
GRANTOR: HENDERSON CYNTHIA MAR						
GRANTEE: HENDERSON CYNTHIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=1993] N10 W20 S10 E20$ W38
FGR=[YR=1993] W5 FST=[YR=1993] W9 S4 E9 N4$ S4 W9 S20 E14
N24$ S24 E18 FOP=[YR=1993] S6 E21 N6 W21$ E33 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	0810	CONCRETE A	0	100	83	9	747.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,646	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 5,481

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	100	0006	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