LOT 4
SPRING MEADOWS #2 PB 5/363

ROBERTS AMY H
86221 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1951-0004-0000

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	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 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

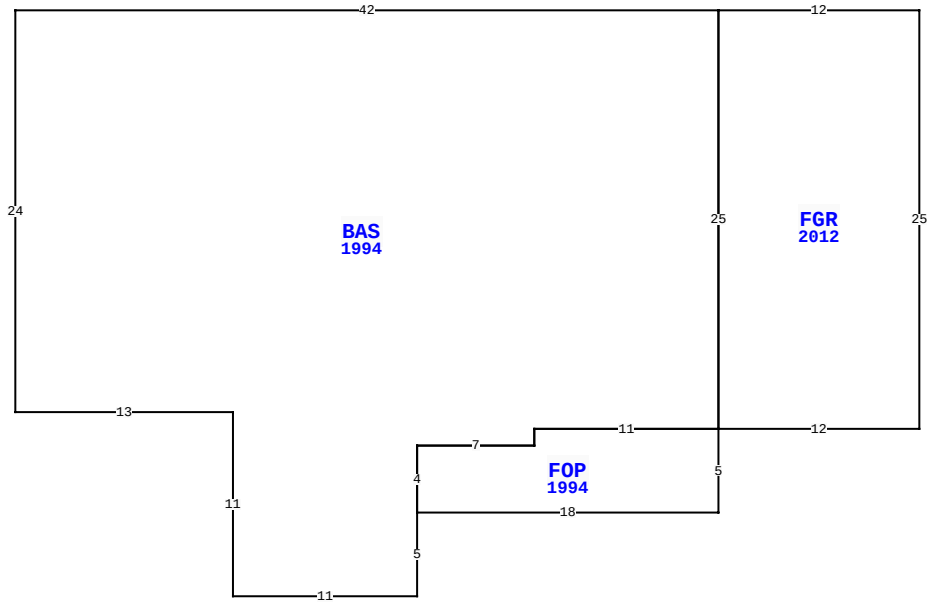
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100	1,154	113,880
FGR	300	55	165	16,282
FOP	83	30	25	2,467
TOTALS	1,537		1,344	132,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	119.4960	107.85	144,950	1994	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1154 HX Base Yr 2020



86221 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		132,629
TOTAL MARKET OB/XF VALUE		1,762
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		204,391
SOH/AGL Deduction		127,968
ASSESSED VALUE		76,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,423
TOTAL JUST VALUE		204,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
941219	NEW CONSTR	1,000	09/01/1994
94-01040	NEW CONSTR	45,468	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0280	11/06/2019	WD	Q	I	01	210,000
GRANTOR: RAY MICHELLE & KRISTO						
GRANTEE: ROBERTS AMY H						
2144/1958	9/06/2017	WD	Q	I	01	177,000
GRANTOR: MOULE CHARIS & GLENN						
GRANTEE: RAY MICHELLE & KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W12 BAS=[YR=1994] W42 S24 E13 S11 E11 N5 FOP=[YR=1994] E18 N5 W11 S1 W7 S4$ N4 E7 N1 E11 N25 $ S25 E12 N25$.

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	0	0	316.00	SF	6.50	6.50	100	1994	1994	3	70	1,438	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	27	324	

LAND DESCRIPTION

TOTAL OB/XF 1,762

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		RS-1	0.00	0.00	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