LOT 5
IN OR 2129/1792
SPRING MEADOWS #2 PB 5/363

EILER JARRETT
86239 SPRING MEADOW AVENUE
YULEE, FL 32097

2023

09-2N-27-1951-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

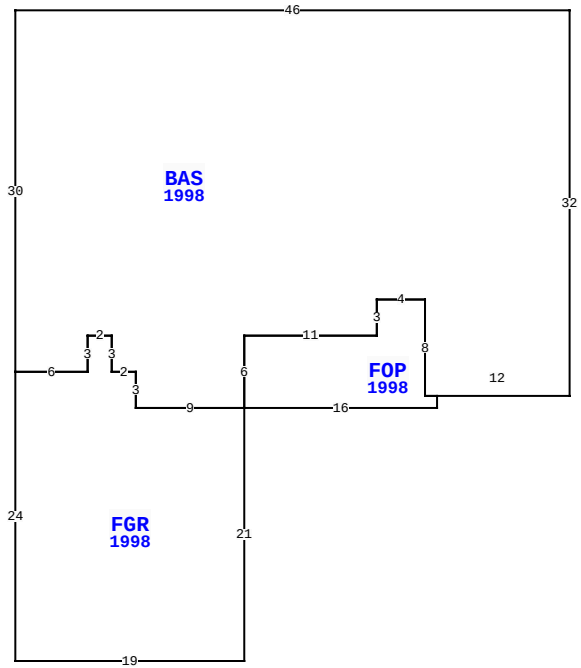
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,368	100	1,368	121,136
FGR	435	55	239	21,163
FOP	103	30	31	2,745
TOTALS	1,906		1,638	145,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	111.1800	100.34	164,357	1998	1998	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1368 HX Base Yr 2018



86239 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		145,045
TOTAL MARKET OB/XF VALUE		5,277
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		220,322
SOH/AGL Deduction		89,297
ASSESSED VALUE		131,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,025
TOTAL JUST VALUE		220,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974208	NEW CONSTR	54,719	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1792	6/28/2017	WD	Q	I	01	177,700
GRANTOR: TATE JONATHAN R & KAR						
GRANTEE: EILER JARRETT						
1206/1971	2/06/2004	WD	U	I	07	100
GRANTOR: KITLER CRAIG R						
GRANTEE: TATE JONATHAN & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W46 S30 FGR=[YR=1998] S24 E19 N21 FOP=[YR=1998] E16 N1 W1 N8 W4 S3 W11 S6 $ W9 N3 W2 N3 W2 S3 W6 $ E6 N3 E2 S3 E2 S3 E9 N6 E11 N3 E4 S8 E12 N32 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	1998	1998	3	77	2,372	

LAND DESCRIPTION

TOTAL OB/XF 5,277

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