



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,190	100	2,190	194,815
FGR	508	55	279	24,819
FOP	54	30	16	1,423
FOP	162	30	49	4,359
UUS	425	50	212	18,859

TOTALS	3,339		2,746	244,275
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,787.00	SF	4.00	4.00	100	2004	2004	3	86	6,147	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,746	113.9520	102.84	282,399	2004	2004	0	0	0 13.50	86.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2190 HX Base Yr 2020											

86194 SPRING MEADOW AVE, YULEE	BLD DATE 03/16/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	258,900		
TOTAL MARKET OB/XF VALUE	9,262		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	338,162		
SOH/AGL Deduction	136,245		
ASSESSED VALUE	201,917		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	146,917		
TOTAL JUST VALUE	338,162		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	294,311		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311734	ADDITION	11,880	09/01/2003
B0311337	NEW CONSTR	187,174	06/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2283/0073	6/17/2019	WD	Q	I	01
GRANTOR: WILSFORD LAUREN ROSE					
GRANTEE: BURNS JANICE P					
1767/1669	12/02/2011	QC	U	I	11
GRANTOR: RICE JAMES E III					
GRANTEE: TOFFOLO LAUREN ROSE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W3 N3 W10 FOP=[YR=2004] W24 S3 E3 S5 E18 N5 E3 N3\$ S3 W3 S5 W18 N5 W3 N3 W6 S3 W3 S5 W14 S33 FGR=[YR=2004] S23 E6 S2 E10 N2 E6 N23 W10 S3 W6 N3 W6\$ E6 S3 E6 N3 E24 FOP=[YR=2004] S3 E8 N8 W6 S5 W2\$ E1 N5 E7 S7 E5S1 E7 N1 E4 N40\$ PTR=N15 UUS=[YR=2004] N10 W10 N15 E25 S15 W10 S10 W5\$ S15\$.	

LOT 10
SPRING MEADOWS #2 PB 5/363

BURNS JANICE P
86194 SPRING MEADOW AVE
YULEE, FL 32097

2023

09-2N-27-1951-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
Exterior Wall										0150 01 360 86.9000 43.45 15,642 2008 2008 0 0 0 6.50 93.50										VALUATION BY									
Roof Structure										2 ACCESSORY U - 100% - 2020										Heated Area: 360									
Roof Cover										20										HX Base Yr 2020									
Interior Wall										20																			
Interior Floor										20																			
Air Condition										20																			
Heating Type										20																			
Bedrooms										20																			
Bathrooms										20																			
Frame										20																			
Stories										20																			
Units										20																			
Occupancy										20																			
Quality										20																			
DOR CODE										20																			
MAP NUM										20																			
NEIGHBORHOOD/LOC										20																			
AREA TYPE										20																			
TOTAL GROSS AREA										20																			
PCT OF BASE										20																			
TOT ADJ AREA										20																			
SUBAREA MARKET VALUE										20																			
BAS										20																			
TOTALS										20																			
EXTRA FEATURES										20																			
L N										20																			
OB/XF CODE										20																			
DESCRIPTION										20																			
BLD CAP										20																			
L W										20																			
UNITS										20																			
UT										20																			
Adj R										20																			
ADJ UNIT PRICE										20																			
ORIG COND										20																			
YEAR ON										20																			
YEAR ACTUAL										20																			
Q										20																			
% COND										20																			
OB/XF MKT VALUE										20																			
NOTES										20																			
LAND DESCRIPTION										20																			
USE CODE										20																			
LAND USE DESCRIPTION										20																			
CAP										20																			
R D										20																			
LOC ZONE										20																			
FRONT										20																			
DEPTH										20																			
TOT LND UTS										20																			
UNIT TYPE										20																			
D T										20																			
DPHT FACT										20																			
% COND										20																			
TOT ADJ										20																			
UNIT PRICE										20																			
ADJ UNIT PRICE										20																			
LAND VALUE										20																			
OTHER ADJUSTMENTS AND NOTES										20																			
YEAR										20																			
DENSITY										20																			
DECL										20																			
FRZ										20																			
YR										20																			
CONSRV										20																			
REVIEW DATE										20																			
02/02/2018										20																			
BY										20																			
SB										20																			
Total Acres:										20																			
0.00										20																			
Total Land Value:										20																			
70,000										20																			
Market:										20																			
0										20																			
Agricultural:										20																			
0										20																			
Common:										20																			
70,000										20																			
PRINTED										20																			
08/02/2023										20																			
BY										20																			
SYS										20																			