

LOT 2
IN OR 2155/1867
LOFTON RESERVE PB 7/163

YU TERRY T/KUO STELLA P
86027 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

38-2N-27-127R-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	16	WD FR STUC 100	0900	01	5,273	118.8022	141.08	743,915	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD												
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2018													Heated Area: 4289												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 70																										
Interior Floor	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	4.5	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA 04																									
NEIGHBORHOOD/LOC			4056.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	4,289	100	4,289	562,736																								
FGR	471	55	259	33,982																								
FGR	843	55	464	60,879																								
FOP	74	30	22	2,887																								
FOP	614	30	184	24,142																								
FST	90	55	50	6,560																								
PTO	105	5	5	656																								
TOTALS			6,486	5,273	691,841																							
EXTRA FEATURES					86027 MEADOWFIELD BLUFFS RD, YULEE																							
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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2008	2008	3	93	1,860												
2	0855	CONC PAVER	0	100	0	0		3,489.00	SF 10.00	10.00	100	2008	2008	3	90	31,401												
3	0812	CONCRETE C	0	100	0	0		2,516.00	SF 4.00	4.00	100	2008	2008	3	90	9,058												
4	0861	POOL GUNIT	0	100	20	12		240.00	SF 85.00	85.00	100	2008	2008	3	56	11,424												
5	0911	SCRN RM A	0	100	0	0		852.00	SF 17.50	17.50	100	2008	2008	3	40	5,964												
6	0855	CONC PAVER	0	100	0	0		665.00	SF 10.00	10.00	100	2008	2008	3	90	5,985												
7	0810	CONCRETE A	0	100	11	8		88.00	SF 6.50	6.50	100	2008	2008	3	90	515												
8	0300	BOAT DCK W	0	100	498	4		1,992.00	SF 40.00	40.00	100	2009	2009	3	60	47,808												
9	0303	FLT DOCK W	0	100	12	16		192.00	SF 26.00	26.00	100	2009	2009	3	60	2,995												
10	0317	DCK PLNG W	0	100	0	0		2.00	UT 1,000.00	1,000.00	100	2009	2009	3	45	900												
LAND DESCRIPTION					TOTAL OB/XF 117,910																							
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	000130	C	SFR WATER	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000											
REVIEW DATE 09/26/2018 BY SBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												

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