LOTS 6 & 7
LOFTON RESERVE PB 7/163

**MURRAY ROBERT & JANE**
86009 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

**2023**

**38-2N-27-127R-0006-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4056.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

86009 MEADOWFIELD BLUFFS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 20,800 |
| TOTAL LAND VALUE - MARKET | 400,000 |
| TOTAL MARKET VALUE | 420,800 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 420,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 420,800 |
| TOTAL JUST VALUE | 420,800 |
| NCON VALUE | 20,800 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230005097 | CO | | 04/19/2023 |
| 23000001 | ADDITION | 1 | 01/01/2023 |
| 22014310 | SWIM POOL | 80,000 | 09/20/2022 |
| 21016121 | NEW CONSTR | 540,378 | 11/18/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2519/1199 | 12/06/2021 | WD | Q | V | 01 | 250,000 |
| GRANTOR: AKINS LEWIS H & DOROT | | | | | | |
| GRANTEE: MURRAY ROBERT & JAN | | | | | | |
| 2405/0953 | 10/30/2020 | WD | Q | V | 01 | 215,000 |
| GRANTOR: BAILEY M JANE G & MAR | | | | | | |
| GRANTEE: MURRAY ROBERT & JAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0300 | BOAT DCK W | 0 | 0 | 130 | 4 | 520.00 | SF | 40.00 | 40.00 | 100 | 2023 | 2022 | | 100 | 20,800 | |

### LAND DESCRIPTION

TOTAL OB/XF 20,800

| 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 | 000130 | C | SFR WATER | 0 | | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |
| 2 | 000130 | C | SFR WATER | 0 | | 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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS