

LOT 4
IN OR 2070/1750
MEADOWFIELD BLUFFS PB 5/105

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

38-2N-27-1330-0004-0000



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										
Exterior Wall	20	FACE BRICK 90	0900	01	3,939	100.9755	119.91	472,325	1987	2005	0	0	12.33	87.67											
Exterior Wall	12	CEDAR 10	1 SNGL FAM - 100% - 2018													Heated Area: 3518									
Roof Structur	08	IRREGULAR 100														HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 80																							
Interior Wall	08	DECORATIVE 20																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	12	HARDWOOD 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	02	Quality Level 02																							
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	1,700	100	1,700	178,713																					
BAS	646	100	646	67,911																					
FGR	536	55	295	31,012																					
FOP	192	30	58	6,097																					
FSP	171	40	68	7,149																					
FUS	1,172	100	1,172	123,207																					
TOTALS	4,417		3,939	414,087																					
EXTRA FEATURES			86475 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	1987	1987	3	64	1,280										
2	0812	CONCRETE C	0 100	0	0	1,958.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,268										
3	0300	BOAT DCK W	0 100	0	0	308.00	SF	40.00	40.00	100	1992	1992	3	20	2,464										
5	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	5.20	100	1996	1996	3	73	2,452										
8	0920	CWALL-WD/M	0 100	0	0	98.00	LF	390.00	390.00	100	1998	1998	3	20	7,644										
9	0300	BOAT DCK W	0 100	0	0	662.00	SF	40.00	40.00	100	2001	2001	3	30	7,944										
10	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2001	2001	3	20	500										
11	0855	CONC PAVER	0 100	84	3	252.00	SF	10.00	10.00	100	2001	2001	3	82	2,066										
12	0754	FOP	0 100	14	11	154.00	SF	15.00	15.00	100	2001	2001	3	20	462										
TOTAL OB/XF 29,080																									
LAND DESCRIPTION																									
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 05/25/2018 BY SB 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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