

DOW RICHARD SR & DEBRA
86467 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0005-0000

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	VALUATION SUMMARY					PAGE 1 of 2																																																																																																																																			
Exterior Wall		20	FACE BRICK 80		0100	01	2,089	115.4538	104.20	217,674	1988	1988		0	0	24.86	75.14	VALUATION BY					STANDARD																																																																																																																																		
Exterior Wall		18	CEMENT BRK 20		1 SINGLE FAM - 100% - 1999										Heated Area: 1731					HX Base Yr 1999					Tax Group: 4					Tax Dist:																																																																																																																											
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					163,560																																																																																																																																
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					54,097																																																																																																																																
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					200,000																																																																																																																																
Interior Floo		14	CARPET 90																	TOTAL MARKET VALUE					417,657																																																																																																																																
Interior Floo		07	CORK/VTILE 10																	SOH/AGL Deduction					136,319																																																																																																																																
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					281,338																																																																																																																																
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000																																																																																																																																
Bedrooms			3 100																	BASE TAXABLE VALUE					231,338																																																																																																																																
Bathrooms			2 100																	TOTAL JUST VALUE					417,657																																																																																																																																
Frame		02	WOOD FRAME 100																	NCON VALUE					0																																																																																																																																
Stories		1.	1. 100																	INCOME VALUE																																																																																																																																					
Units			0 100																	PREVIOUS YEAR MKT VALUE					379,811																																																																																																																																
BUD8 Adjustme		04	DIST 01 100																																																																																																																																																						
Occupancy		00	NONE 100																																																																																																																																																						
Quality		04	Quality Level 04																																																																																																																																																						
DOR CODE		0100	SINGLE FAMILY																																																																																																																																																						
MAP NUM			MKT AREA																																																																																																																																																						
NEIGHBORHOOD/LOC		4056.00																																																																																																																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																	
BAS		1,731		100		1,731		135,530																																																																																																																																																	
FGR		450		55		248		19,418																																																																																																																																																	
FOP		94		30		28		2,193																																																																																																																																																	
FOP		180		30		54		4,228																																																																																																																																																	
FST		50		55		28		2,193																																																																																																																																																	
TOTALS		2,505				2,089		163,560																																																																																																																																																	
EXTRA FEATURES										86467 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		0812		CONCRETE C		0 100		0 0		1,922.00		SF		4.00		4.00		100		1988		1988		3		57		4,382																																																																																																																													
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1988		1988		3		66		2,310																																																																																																																													
3		0300		BOAT DCK W		0 100		0 0		288.00		SF		40.00		40.00		100		1992		1992		3		20		2,304																																																																																																																													
4		0861		POOL GUNIT		0 100		18 28		504.00		SF		85.00		85.00		100		1994		1994		3		20		8,568																																																																																																																													
5		0845		KOOL DECK		0 100		0 0		757.00		SF		7.25		7.25		100		1994		1994		3		70		3,842																																																																																																																													
6		0910		SCRN RM L		0 100		33 40		1,306.00		SF		15.00		15.00		100		1994		1994		3		20		3,918																																																																																																																													
8		0810		CONCRETE A		0 100		4 40		160.00		SF		6.50		6.50		100		1995		1995		3		72		749																																																																																																																													
9		0810		CONCRETE A		0 100		0 0		939.00		SF		6.50		6.50		100		1999		1999		3		79		4,822																																																																																																																													
11		0920		CWALL-WD/M		0 100		0 0		105.00		LF		390.00		390.00		100		1998		1998		3		20		8,190																																																																																																																													
12		0510		GARAGE WD-		0 100		24 20		480.00		SF		35.00		35.00		100		2012		2012		3		71		11,928																																																																																																																													
LAND DESCRIPTION										TOTAL OB/XF										51,013																																																																																																																																					
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																																																																																																																							

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