LOT 7
IN OR 1960/817
MEADOWFIELD BLUFFS PB 5/105

CLEMMONS MARY
86451 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

38-2N-27-1330-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

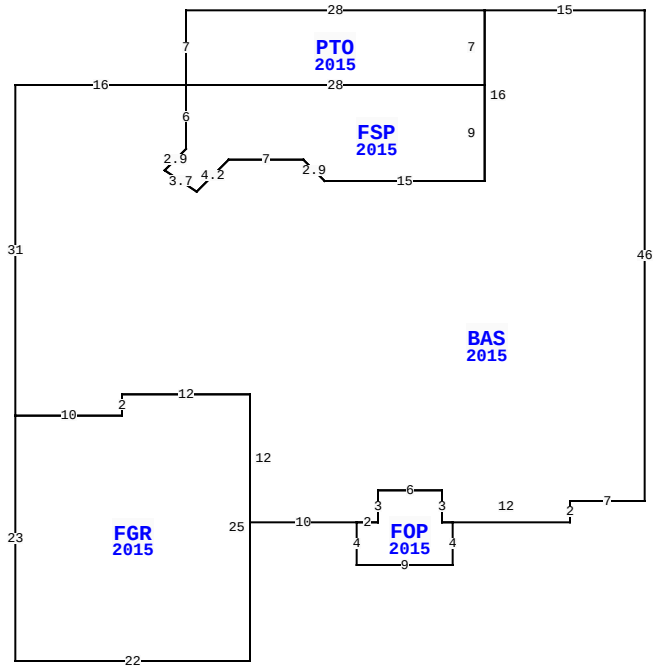
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	265,461
FGR	530	55	292	38,564
FOP	54	30	16	2,113
FSP	239	40	96	12,679
PTO	196	5	10	1,321
TOTALS	3,029		2,424	320,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,424	115.2480	136.86	331,749	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 2010 HX Base Yr 2016



86451 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE	07/12/2007	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,138
TOTAL MARKET OB/XF VALUE		6,934
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		527,072
SOH/AGL Deduction		131,613
ASSESSED VALUE		395,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,459
TOTAL JUST VALUE		527,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530382	CO ISSUED	0	10/27/2015
B1530382	NEW CONSTR	262,761	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/0817	1/30/2015	WD	Q	V	02	139,300
GRANTOR: BAILEY ROBERT L & VIC						
GRANTEE: CLEMMONS H L & MARY						
0692/1280	11/19/1993	WD	Q	V		45,000
GRANTOR: HIGGINBOTHAM SID						
GRANTEE: BAILEY ROBERT & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] W28 S7 FSP=[YR=2015] S6 L2 D2 D2 R3 U3 R3 E7 D2 R2 E15 N9 W28$ E28 N7 $ S16 W15 U2 L2 W7 D3 L3 U2 L3 U2 R2 N6 W16 S31 FGR=[YR=2015] S23 E22 N25 W12 S2 W10$ E10 N2 E12 S12 E10 FOP=[YR=2015] S4 E9 N4 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N2 E7 N46$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
3	0811	CONCRETE B	0	100	0	0	709.00	SF	5.20	5.20	100	2015	2015	3	96	3,539	

LAND DESCRIPTION

TOTAL OB/XF 6,934

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	100		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 08/03/2020 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS