

BEDFORD WILLIAM W JR
86443 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Occupancy

1203CEDAR 100
GABLE/HIP 100

0305COMP SHNGL 100
DRYWALL 100

1314LVT/LAMNT 70
CARPET 30

0304CENTRAL 100
AIR DUCTED 100

02033 100
2 100
WOOD FRAME 100

1.01. 100
0 100

0400DIST 01 100
NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04

0100

4056.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

1,832

400

96

264

100

55

30

30

1,832

220

29

79

157,760

18,945

2,497

6,803

TOTALS

2,592

2,160

186,005

EXTRA FEATURES

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

3

0811

CONCRETE B

0 100

0

0

780.00

SF

5.20

5.20

100

1987

1987

3

54.5

2,211

4

0510

GARAGE WD-

0 100

24

26

624.00

SF

35.00

35.00

100

1993

1993

3

20

4,368

5

0300

BOAT DCK W

0 100

0

0

710.00

SF

40.00

40.00

100

1990

1990

3

20

5,680

6

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1987

1987

3

64

2,240

7

0861

POOL GUNIT

0 100

0

0

284.00

SF

85.00

85.00

100

2015

2015

3

81

19,553

8

0855

CONC PAVER

0 100

0

0

654.00

SF

10.00

10.00

100

2015

2015

3

96

6,278

9

0910

SCRN RM L

0 100

0

0

1,225.00

SF

15.00

15.00

100

2015

2015

3

74

13,598

10

1242

WD DECK A

0 100

0

0

303.00

SF

10.00

10.00

100

2015

2015

3

74

2,242

11

0810

CONCRETE A

0 100

21

10

210.00

SF

6.50

6.50

100

2015

2015

3

96

1,310

12

0811

CONCRETE B

0 100

20

44

880.00

SF

5.20

5.20

100

2019

2019

3

99

4,530

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

12/10/2019

BY

NWTW

Total Acres:

0.00

Total Land Value:

200,000

Market:

0

Agricultural:

0

Common:

200,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,160

115.6596

104.38

225,461

1987

1987

0

0

17.50

82.50

1 SINGLE FAM - 100% - 2019

Heated Area: 1832

HX Base Yr 2019

BLD DATE

10/20/2015

KK

LGL DATE

XF DATE

07/12/2007

RK

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

217,622

TOTAL MARKET OB/XF VALUE

62,010

TOTAL LAND VALUE - MARKET

200,000

TOTAL MARKET VALUE

479,632

SOH/AGL Deduction

109,968

ASSESSED VALUE

369,664

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

319,664

TOTAL JUST VALUE

479,632

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

448,333

PERMIT NUM

DESCRIPTION

AMT

ISSUED

1906308

MTL GAR

85,764

06/13/2019

B1530799

SCRNRM

0

07/01/2015

B1530250

SWIM POOL

33,476

04/01/2015

B02691

REPAIR/RRF

2,000

08/01/2000

381

GARAGE

10,608

07/01/1993

4436

NEW CONSTR

67,447

10/14/1987

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2200/0347

5/30/2018

WD Q

I

01

485,000

GRANTOR: ROSE MARY S & CHRISTO

GRANTEE: BEDFORD WILLIAM W J

1437/1144

8/17/2006

WD Q

I

610,000

GRANTOR: BAILEY ROBERT L & VIC

GRANTEE: ROSE MARY S & CHRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N12 W22 S12 E22 \$ W50 S36 E12 FOP=[YR=1993] S4 E24 N4 W24 \$ E25 FGR=[YR=1

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