LOT 17
IN OR 847/1608
MEADOWFIELD BLUFFS PB 5/105

LYONS LEONARD L & DEBORAH H
86355 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

38-2N-27-1330-0017-0000

BUILDING CHARACTERISTICS

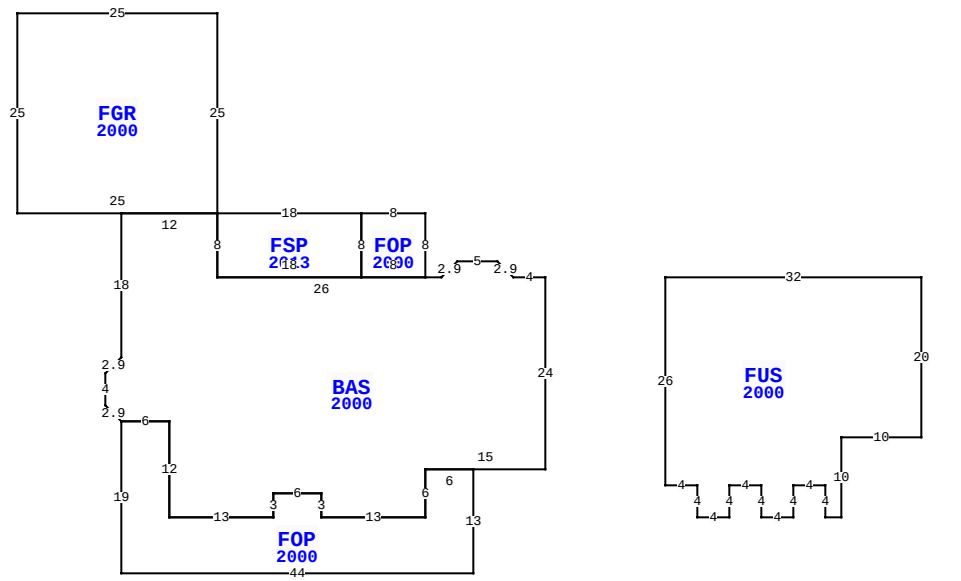
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,532	100	1,532	160,795
FGR	625	55	344	36,105
FOP	64	30	19	1,994
FOP	434	30	130	13,645
FSP	144	40	58	6,088
FUS	812	100	812	85,226
TOTALS	3,611		2,895	303,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,895	99.0337	117.60	340,452	2000	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2001 Heated Area: 2344 HX Base Yr 2001



86355 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,853
TOTAL MARKET OB/XF VALUE		6,729
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		510,582
SOH/AGL Deduction		195,939
ASSESSED VALUE		314,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,643
TOTAL JUST VALUE		510,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 05897	NEW CONSTR	119,731	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/1608	9/08/1998	WD	Q	V		30,000

GRANTOR: MEADOWFIELD BLUFFS IN

GRANTEE: LYONS LEONARD & DEB

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,512.00	SF	5.20	5.20	100	2000	2000	3	80	6,290	
2	0479	VF PICKET	0	100	0	0	72.00	LF	10.00	10.00	100	2002	2002	3	61	439	

BUILDING DIMENSIONS

BAS=[YR=2000] W4 U2 L2 W5 D2 L2 W2 FOP=[YR=2000] N8 W8 FSP=[YR=2013] W18 FGR=[YR=2000] N25 W25 S25 E25$ S8 E18 N8$ S8 E8$ W26 N8 W12 S18 L2 D2 S4 D2 R2 FOP=[YR=2000] S19 E44 N13 W6 S6 W13 N3 W6 S3 W13 N12 W6 $ E6 S12 E13 N3 E6 S3 E13 N6 E15 N24 $ PTR= E15 FUS=[YR=2000] E32 S20 W10 S10 W2 N4 W4 S4 W4 N4 W4 S4 W4 N4 W4 N26 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,729

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	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 09/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS