

LOT 22
IN OR 2174/467
MEADOWFIELD BLUFFS PB 5/105

COTTLE JIMMY L & MARGUERITE R
86305 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2023

38-2N-27-1330-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

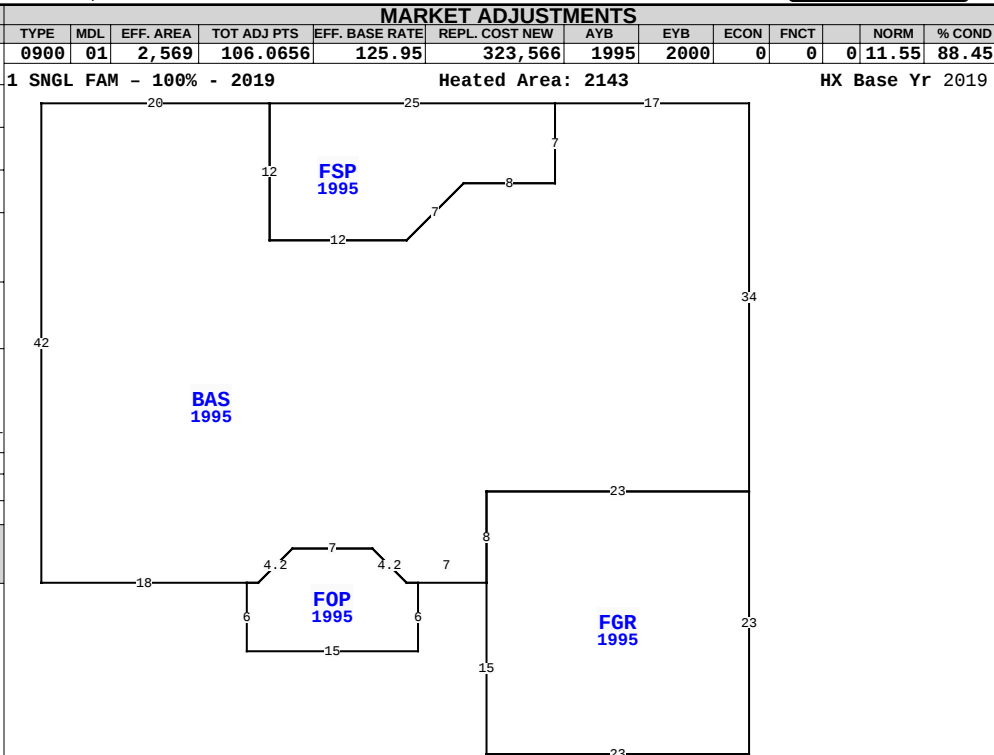
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,143	100	2,143	238,736
FGR	529	55	291	32,418
FOP	120	30	36	4,010
FSP	248	40	99	11,029

TOTALS	3,040		2,569	286,194
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,675.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	100	0	0	915.00	SF	40.00
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00
6	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00
7	0681	POLE SHED	0	100	10	10	100.00	SF	15.00
8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00



BLD DATE	09/18/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86305 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	2,675.00	SF	4.00	4.00	100	1995	1995	3	72	7,704	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0300	BOAT DCK W	0	100	0	0	915.00	SF	40.00	40.00	100	1997	1997	3	26	9,516	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2010	2010	3	64	8,960	
6	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2011	2011	3	55	2,376	
7	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2011	2011	3	68	1,020	
8	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2011	2011	3	68	870	

LAND DESCRIPTION										TOTAL OB/XF						33,211			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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	2		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,194	
TOTAL MARKET OB/XF VALUE		33,211	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		519,405	
SOH/AGL Deduction		372,131	
ASSESSED VALUE		147,274	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		97,274	
TOTAL JUST VALUE		519,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008667	REPAIR/RRF	14,950	10/09/2020
940783	NEW CONSTR	10,000	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2174/0467	1/29/2018	WD	Q	I	01	420,000
GRANTOR: SANTELICES JEFFREY T						
GRANTEE: COTTLE JIMMY L & MA						
1420/0124	6/15/2006	WD	Q	I		570,000
GRANTOR: WOLFE SAMSON E & LILA						
GRANTEE: SANTELICES JEFFREY						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W17 FSP=[YR=1995] W25 S12 E12 U5 R5 E8 N7\$ S7 W8 D5 L5 W12 N12 W20 S42 E18 FOP=[YR=1995] S6 E15 N6 W1 U3 L3 W7 D3 L3 W1\$ E1 U3 R3 E7 D3 R3 E7 FGR=[YR=1995] S15 E23 N23 W23 S8\$ N8 E23 N34\$.									