LOT 24
MEADOWFIELD BLUFFS PB 5/105

WILLIS JOHN O/
86291 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097-8413

2023

38-2N-27-1330-0024-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

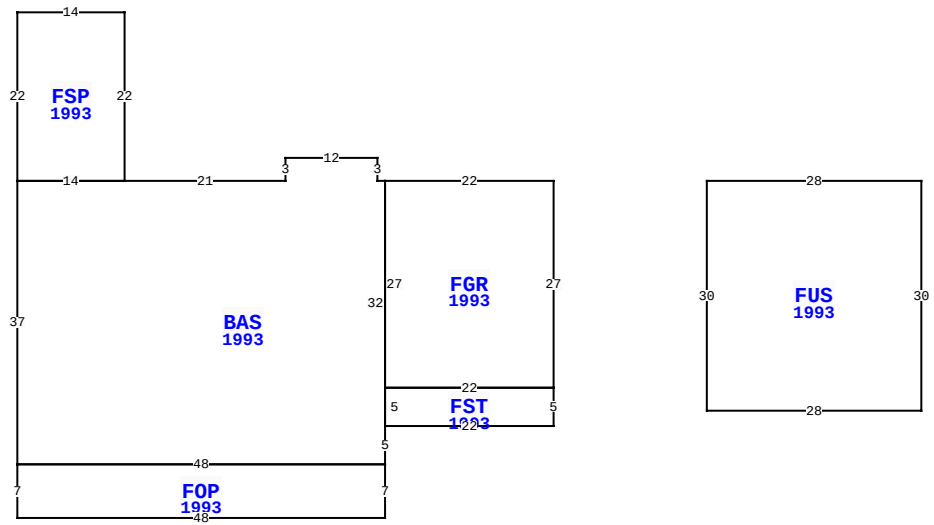
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	184,258
FGR	594	55	327	33,252
FOP	336	30	101	10,271
FSP	308	40	123	12,507
FST	110	55	60	6,101
FUS	840	100	840	85,417
TOTALS	4,000		3,263	331,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,263	93.0810	110.53	360,659	1990	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2018 Heated Area: 2652 HX Base Yr 2018



86291 MEADOWFIELD BLUFFS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,806
TOTAL MARKET OB/XF VALUE		29,756
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		561,562
SOH/AGL Deduction		205,593
ASSESSED VALUE		355,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,969
TOTAL JUST VALUE		561,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6433	NEW CONSTR	138,000	05/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/04/2017	CN	U	I	35	648,000
GRANTOR: MAYNE B J & ANN M						
GRANTEE: WILLIS JOHN O						
0526/0028	9/04/1987	WD	Q	V		42,500
GRANTOR: MEADOWFIELD BLUFFS						
GRANTEE: MAYNE B J & ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W1 N3 W12 S3 W21
FSP=[YR=1993] N22 W14 S22 E14 $ W14 S37 FOP=[YR=1993] S7 E48
N7 W48$ E48 N5 FST=[YR=1993] E22 N5 W22 S5$ N32$ S27 E22 N27$
PTR= E20 FUS=[YR=1993] E28 S30 W28 N30$ W20$.

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	0812	CONCRETE C	0	100	0	0	5,845.00	SF	4.00	4.00	100	1990	1990	3	62	14,496	
2	0300	BOAT DCK W	0	100	0	0	404.00	SF	40.00	40.00	100	1992	1992	3	20	3,232	
4	1242	WD DECK A	0	100	21	19	399.00	SF	10.00	10.00	100	1990	1990	3	20	798	
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	4,900	
7	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	600	
8	0350	CARPORT WD	0	100	20	11	220.00	SF	13.00	13.00	100	1998	1998	3	20	572	
9	0820	WOOD WALK	0	100	0	0	89.00	SF	11.75	11.75	100	2001	2001	3	40	418	
10	0350	CARPORT WD	0	100	24	15	360.00	SF	13.00	13.00	100	2001	2001	3	20	936	
11	0462	ST/AL FNC	0	100	0	0	1,152.00	SF	10.00	10.00	100	2001	2001	3	30	3,456	
12	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	

TOTAL OB/XF 29,756

LAND DESCRIPTION

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