LOT 31
MEADOWFIELD BLUFFS PB 5/105

WILDER LESLIE A
86225 MEADOWFIELD BLUFF RD
YULEE, FL 32097

2023

38-2N-27-1330-0031-0000

BUILDING CHARACTERISTICS

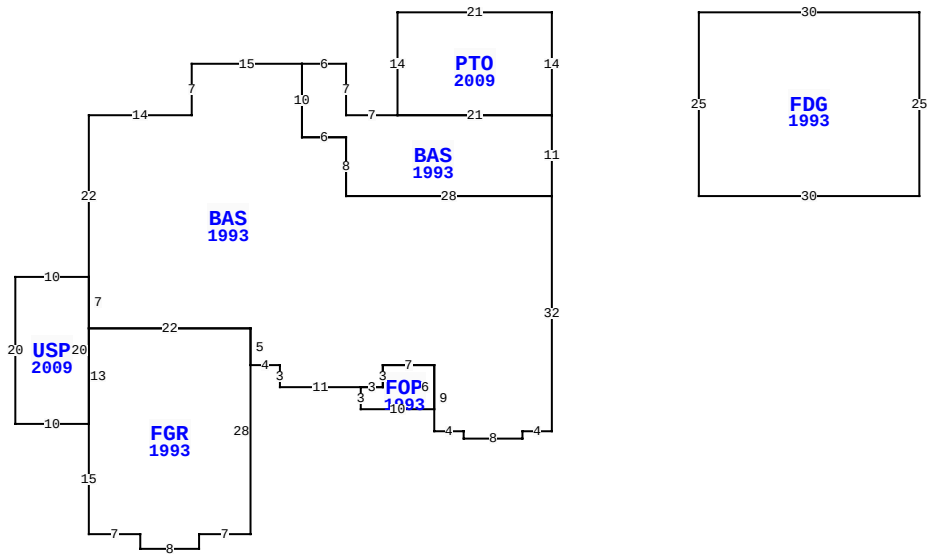
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	368	100	368	35,676
BAS	2,005	100	2,005	194,372
FDG	750	60	450	43,625
FGR	632	55	348	33,737
FOP	51	30	15	1,454
PTO	294	5	15	1,454
USP	200	30	60	5,816
TOTALS	4,300		3,261	316,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,261	104.3280	123.89	404,005	1993	1993	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2020 Heated Area: 2373 HX Base Yr 2020



86225 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE	03/12/2015 KK	LGL DATE	
XF DATE		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		316,134
TOTAL MARKET OB/XF VALUE		21,049
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		537,183
SOH/AGL Deduction		67,642
ASSESSED VALUE		469,541
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,541
TOTAL JUST VALUE		537,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8530	GARAGE	13,900	12/01/1992
4424	H/AC	3,300	11/23/1992
8441	NEW CONSTR	112,500	10/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1237	8/16/2019	WD	Q	I	02	525,000
GRANTOR: COLEMAN HERBERT G & I						
GRANTEE: WILDER LESLIE A						
1675/1928	1/26/2010	WD	U	I	30	100
GRANTOR: COLEMAN HERBERT G & I						
GRANTEE: COLEMAN HERBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W21 S14 BAS=[YR=1993] W7 N7 W6 BAS=[YR=1993] W15 S7 W14 S22 USP=[YR=2009] W10 S20 E10 FGR=[YR=1993] S15 E7 S2 E8 N2 E7 N28 W22 S13 $ N20 $ S7 E22 S5 E4 S3 E11 FOP=[YR=1993] S3 E10 N6 W7 S3 W3 $ E3 N3 E7 S9 E4 S1 E8 N1 E4 N32 W28 N8 W6 N10 $ S10 E6 S8 E28 N11 W21 $ E21 N14 $ PTR=E20 FDG=[YR=1993] E30 S25 W30 N25$ 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	0811	CONCRETE B	0	100	30	36	1,080.00	SF	5.20	5.20	100	1993	1993	3	68	3,819	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0300	BOAT DCK W	0	100	0	0	324.00	SF	40.00	40.00	100	2005	2005	3	44	5,702	
4	0920	CWALL-WD/M	0	100	0	0	75.00	LF	390.00	390.00	100	1996	1996	3	20	5,850	
6	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	1999	1999	3	79	462	
7	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	100	2005	2005	3	27	1,179	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405	
9	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 21,049

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 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