

THOMPSON RYAN &/BURGESS KATHERINE C
86215 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

38-2N-27-1330-0032-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																													
Exterior Wall	20	FACE BRICK 90								0900	01	2,532	100.2288	119.02		301,359	1987	1997		0		0	18.13	81.87	VALUATION BY																																										
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 2020														Heated Area: 2140										HX Base Yr 2020										Tax Group: 4								Tax Dist:								STANDARD							
Roof Structure	03	GABLE/HIP 100																						BUILDING MARKET VALUE														246,723																													
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE														20,608																													
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET														200,000																													
Interior Floor	14	CARPET 80																						TOTAL MARKET VALUE														467,331																													
Interior Floor	11	CLAY TILE 20																						SOH/AGL Deduction														155,358																													
Air Condition	03	CENTRAL 100																						ASSESSED VALUE														311,973																													
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE														HX HB								50,000																					
Bedrooms		3 100																						BASE TAXABLE VALUE														261,973																													
Bathrooms		2 100																						TOTAL JUST VALUE														467,331																													
Frame	02	WOOD FRAME 100																						NCON VALUE														0																													
Stories	1.	1. 100																						INCOME VALUE																																											
Units		0 100																						PREVIOUS YEAR MKT VALUE														405,834																													
BUD8 Adjustme	04	DIST 01 100																																																																	
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	1,868	100	1,868	182,021																																																															
BAS	272	100	272	26,504																																																															
FDG	528	60	317	30,889																																																															
FOP	15	30	4	390																																																															
FSP	177	40	71	6,918																																																															
TOTALS		2,860				2,532		246,723																																																											
EXTRA FEATURES										86215 MEADOWFIELD BLUFFS RD, YULEE										BLD DATE										LGL DATE																																					
																				XF DATE										LAND DATE																																					
																				INC DATE										AG DATE																																					
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																																																		
2	0810	CONCRETE A	0	100	46	2	92.00	SF	6.50	6.50	100	1987	1987	3	54.5	326																																																			
3	0810	CONCRETE A	0	100	46	2	92.00	SF	6.50	6.50	100	1987	1987	3	54.5	326																																																			
4	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	1987	1987	3	54.5	574																																																			
5	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	1987	1987	3	54.5	574																																																			
7	0825	BRICK	0	100	4	12	48.00	SF	12.50	12.50	100	1987	1987	3	84	504																																																			
8	0825	BRICK	0	100	3	3	9.00	SF	12.50	12.50	100	1987	1987	3	84	95																																																			
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																																																			
11	0820	WOOD WALK	0	100	40	4	160.00	SF	11.75	11.75	100	1996	1996	3	40	752																																																			
12	0820	WOOD WALK	0	100	17	3	51.00	SF	11.75	11.75	100	1990	1990	3	40	240																																																			
14	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1996	1996	3	20	624																																																			
LAND DESCRIPTION										TOTAL OB/XF										6,255																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																																		

THOMPSON RYAN &/BURGESS KATHERINE C
86215 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2023

38-ZK-Z7-1330-0032-0000

[illegible]