LOT 42
IN OR 1725/1311
MEADOWFIELD BLUFFS PB 5/105

FRULAND JOHN R & JUDY L
86123 MEADOWFIELD BLUFFS
YULEE, FL 32097

2023

38-2N-27-1330-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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	04	Quality Level 04

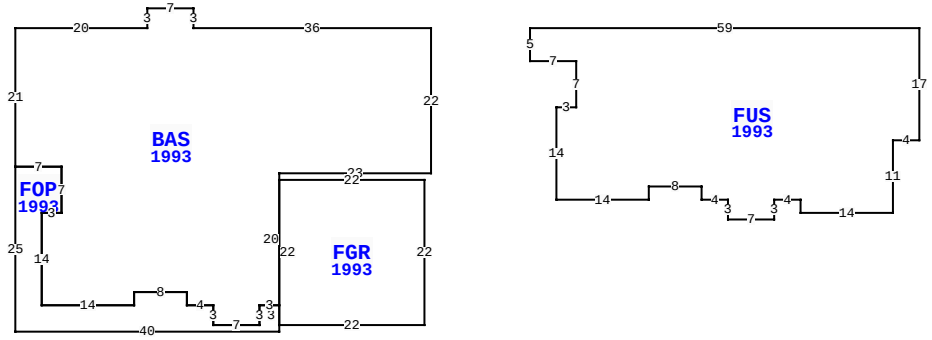
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	164,305
FGR	484	55	266	20,743
FOP	260	30	78	6,082
FUS	1,426	100	1,426	111,200
TOTALS	4,277		3,877	302,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,877	103.4775	93.39	362,073	1989	1989	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2017 Heated Area: 3533 HX Base Yr



86123 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		319,853
TOTAL MARKET OB/XF VALUE		71,341
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		591,194
SOH/AGL Deduction		101,937
ASSESSED VALUE		489,257
TOTAL EXEMPTION VALUE	13	489,257
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		591,194
NCON VALUE		17,522
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428840	24X35	35,683	06/01/2014
B0618153	REMODEL	4,800	10/31/2006
B17738	SWIM POOL	36,179	05/01/2006
03097	H/AC	8,550	07/31/1989
5599	NEW CONSTR	88,120	03/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1311	1/31/2011	WD	U	I	11	319,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: FRULAND JOHN R & JU						
1704/1735	10/18/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N3 W7 S3 W20 S21 FOP=[YR=1993] S25 E40 N1 FGR=[YR=1993] E22 N22 W22 S22 $ N3 W3 S3 W7 N3 W4 N2 W8 S2 W14 N14 E3 N7 W7 $ E7 S7 W3 S14 E14 N2 E8 S2 E4 S3 E7 N3 E3 N20 E23 N22 $ PTR= E15 FUS=[YR=1993] E59 S17 W4 S11 W14 N2 W4 S3 W7 N3 W4 N2 W8 S2 W14 N14 E3 N7 W7 N5 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	3,817.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,084	
3	1242	WD DECK A	0	100	18	20	360.00	SF	10.00	10.00	100	1989	1989	3	20	720	
4	0300	BOAT DCK W	0	100	0	0	304.00	SF	40.00	40.00	100	1992	1992	3	20	2,432	
5	0300	BOAT DCK W	0	100	0	0	320.00	SF	40.00	40.00	100	1997	1997	3	26	3,328	
6	0855	CONC PAVER	0	100	0	0	1,048.00	SF	10.00	10.00	100	2006	2006	3	88	9,222	
7	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2006	2006	3	48	20,890	
8	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2006	2006	3	48	1,728	
9	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2006	2006	3	72	648	
10	0471	VINYL FNC	0	100	0	0	432.00	LF	32.00	32.00	100	2006	2006	3	72	9,953	

TOTAL OB/XF 60,385

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		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

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

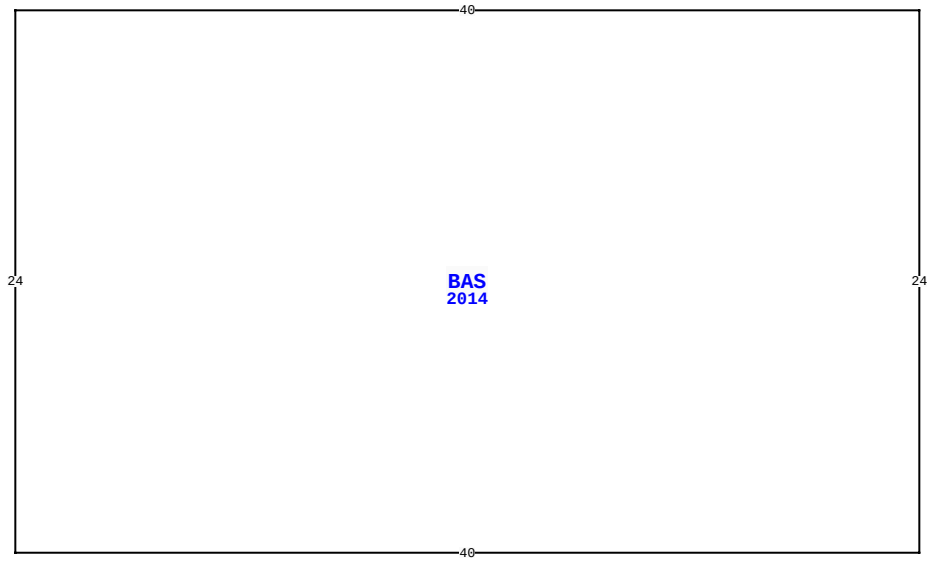
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	17,522
TOTALS	960		960	17,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	56.7000	19.84	19,046	2014	2014	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2017 Heated Area: 960 HX Base Yr



86123 MEADOWFIELD BLUFFS RD, YULEE

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NASSAU COUNTY PROPERTY

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1704/1735	10/18/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W40 S24 E40 N24$.

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
11	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2014	2014	3	95	1,173	
13	0820	WOOD WALK	0	100	118	3	354.00	SF	11.75	11.75	100	2019	2019	3	74	3,078	
14	1242	WD DECK A	0	100	0	0	550.00	SF	10.00	10.00	100	2019	2019	3	90	4,950	
15	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	2019	2019	3	90	1,755	

LAND DESCRIPTION

TOTAL OB/XF 10,956

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

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