

O'GRADY EDWARD J III & LISA K V
86093 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0045-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								
Exterior Wall	16	WD FR STUC 100					0500	01	9,336	94.4775	134.63	1,256,906	1988	1988	0	0	17.00	83.00	VALUATION BY STANDARD								
Roof Structure	08	IRREGULAR 100					1 SFR CUST - 100% - 2015												Heated Area: 8370 HX Base Yr 2015								
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE 1,104,749								
Interior Wall	05	DRYWALL 80																	TOTAL MARKET OB/XF VALUE 198,416								
Interior Wall	08	DECORATIVE 20																	TOTAL LAND VALUE - MARKET 540,000								
Interior Floor	12	HARDWOOD 50																	TOTAL MARKET VALUE 1,843,165								
Interior Floor	14	CARPET 50																	SOH/AGL Deduction 803,609								
Air Condition	03	CENTRAL 100																	ASSESSED VALUE 1,039,556								
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE HX HB 50,000								
Bedrooms	5	100																	BASE TAXABLE VALUE 989,556								
Bathrooms	6	100																	TOTAL JUST VALUE 1,843,165								
Frame	02	WOOD FRAME 100																	NCON VALUE 75,467								
Stories	2.	2. 100																	INCOME VALUE								
Units	0	100																	PREVIOUS YEAR MKT VALUE 1,507,122								
BUD8 Adjustme	04	DIST 01 100																									
Occupancy	00	NONE 100																									
Quality	01	Quality Level 01																									
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	1,206	100	1,206	134,762																							
BAS	2,446	100	2,446	273,323																							
BAS	364	100	364	40,674																							
BAS	304	100	304	33,970																							
BAS	360	100	360	40,228																							
BAS	588	100	588	65,704																							
BAS	822	100	822	91,853																							
FGR	1,023	55	563	62,912																							
FOP	204	30	61	6,816																							
FOP	108	30	32	3,576																							
TOTALS	10,523		9,336	1,043,232																							
EXTRA FEATURES					86093 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												
1	0510	GARAGE WD-	0 100	18 32	576.00	SF	35.00	35.00	100	1988	1988	3	20	4,032													
2	0504	FP-ELECTRI	0 100	0 0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	2,640													
3	0810	CONCRETE A	0 100	0 0	308.00	SF	6.50	6.50	100	1995	1995	3	72	1,441													
4	0812	CONCRETE C	0 100	0 0	4,656.00	SF	4.00	4.00	100	1996	1996	3	73	13,596													
5	0300	BOAT DCK W	0 100	0 0	576.00	SF	40.00	40.00	100	1995	1995	3	24	5,530													
7	0311	WD GANG WY	0 100	20 4	80.00	SF	45.00	45.00	100	1997	1997	3	20	720													
8	0303	FLT DOCK W	0 100	20 8	160.00	SF	26.00	26.00	100	1998	1998	3	27	1,123													
9	0322	BOAT LFT L	0 100	0 0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300													
12	0920	CWALL-WD/M	0 100	0 0	300.00	LF	390.00	390.00	100	1998	1998	3	20	23,400													
15	0810	CONCRETE A	0 100	0 0	1,576.00	SF	6.50	6.50	100	1999	1999	3	79	8,093													
LAND DESCRIPTION					TOTAL OB/XF										60,875												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.90	200,000.00	180,000.00	180,000										
2	000130	C	SFR WATER	100	0006		0.00	0.00	1.00	LT		1.00	1.00	0.90	200,000.00	180,000.00	180,000										
3	000130	C	SFR WATER	100	0006		0.00	0.00	1.00	LT		1.00	1.00	0.90	200,000.00	180,000.00	180,000										
REVIEW DATE	04/19/2023	BY	DJA	Total Acres:	0.00	Total Land Value:	540,000	Market:	0	Agricultural:	0	Common:	540,000	PRINTED 08/02/2023 BY SYS													

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