

LOT 60
IN OR 1176/766
MEADOWFIELD UNIT 1-A PB 6/148

SWEAT SIMON C JR
86045 CREEKWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	09	PINE WOOD 20
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

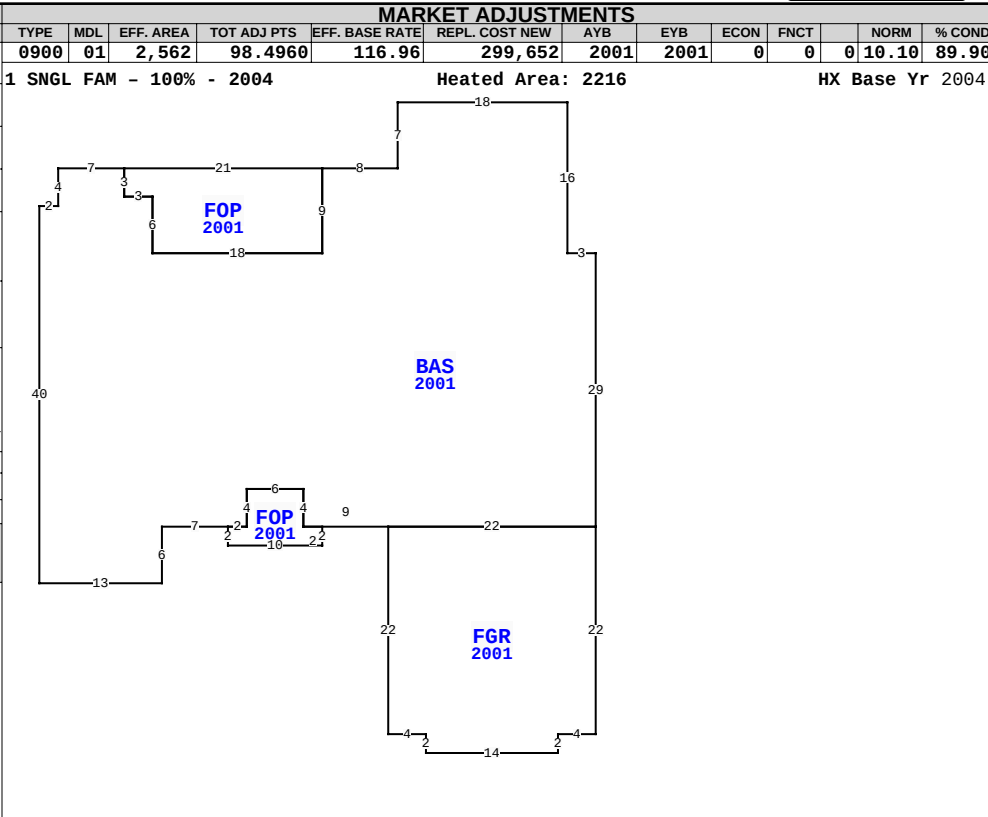
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2,216	233,006
FGR	512	55	282	29,652
FOP	44	30	13	1,366
FOP	171	30	51	5,363

TOTALS	2,943		2,562	269,387
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	09/26/2018	BY	SBA
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	86	3,010	
100	2001	2001	3	82	4,592	
100	2011	2011	3	68	9,248	
100	2011	2011	3	93	6,608	

TOTAL OB/XF									
23,458									

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,387	
TOTAL MARKET OB/XF VALUE		23,458	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		357,845	
SOH/AGL Deduction		173,625	
ASSESSED VALUE		184,220	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		129,220	
TOTAL JUST VALUE		357,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108405	NEW CONSTR	121,476	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/0766	9/30/2003	WD	Q	I		206,000
GRANTOR: SALDANA FRANCISCO &						
GRANTEE: SWEAT SIMON C JR &						
1014/0130	10/18/2001	WD	Q	I		159,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SALDANA FRANCISCO &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W3 N16 W18 S7 W8 FOP=[YR=2001] W21 S3 E3 S6 E18 N9 S9 W18 N6 W3 N3 W7 S4 W2 S40 E13 N6 E7 FOP=[YR=2001] S2 E10 N2 W2 N4 W6 S4 W2 S E2 N4 E6 S4 E9 FGR=[YR=2001] S22 E4 S2 E14 N2 E4 N22 W22 S E22 N29 S .									