

LOT 35
IN OR 1310/1894
MEADOWFIELD #3 PB 6/321-323

DENNIS MARK A & GINA S
86045 MEADOWOAK COURT
YULEE, FL 32097

2023

38-2N-27-1332-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,521	100	1,521	163,231
DCK	236	10	24	2,576
FGR	483	55	266	28,547
FOP	24	30	7	752
FOP	236	30	71	7,619
FUS	1,080	100	1,080	115,903

TOTALS	3,580		2,969	318,627
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,348.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,969	98.2300	116.65	346,334	2005	2005	0	0	8.00	92.00
1 SNGL FAM - 100% - 2006 Heated Area: 2601 HX Base Yr 2006											

86045 MEADOWOAK CT, YULEE											
BLD DATE 03/03/2023				NW				LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,627	
TOTAL MARKET OB/XF VALUE		7,841	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		391,468	
SOH/AGL Deduction		196,188	
ASSESSED VALUE		195,280	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		145,280	
TOTAL JUST VALUE		391,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633106	REMODEL	0	09/22/2016
B16239	ADDITION	15,175	09/01/2005
B13483	NEW CONSTR	0	12/01/2004
M0409041	H/AC	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1310/1894	4/20/2005	WD	Q	I		238,500	
GRANTOR: WATSON HOME BUILDERS							
GRANTEE: DENNIS MARK A & GIN							
1217/0139	3/22/2004	WD	U	V	19	494,000	
GRANTOR: MEADOWFIELD JOINT VEN							
GRANTEE: WATSON HOME BUILDER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2005] W28 BAS=[YR=2005] W21 S21 FGR=[YR=2005] S23 E21 N23 W21 \$ E21 S26 E11 FOP=[YR=2005] S4 E6 N4 W6 \$ E17 N37 W17 N4 W11 N6 \$ S6 E11 S4 E17 N10 \$ PTR= E15 DCK=[YR=2005] E28 S10 FUS=[YR=2005] S37 W28 N41 E11 S4 E17 \$ W17 N4 W11 N6 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT	1.00