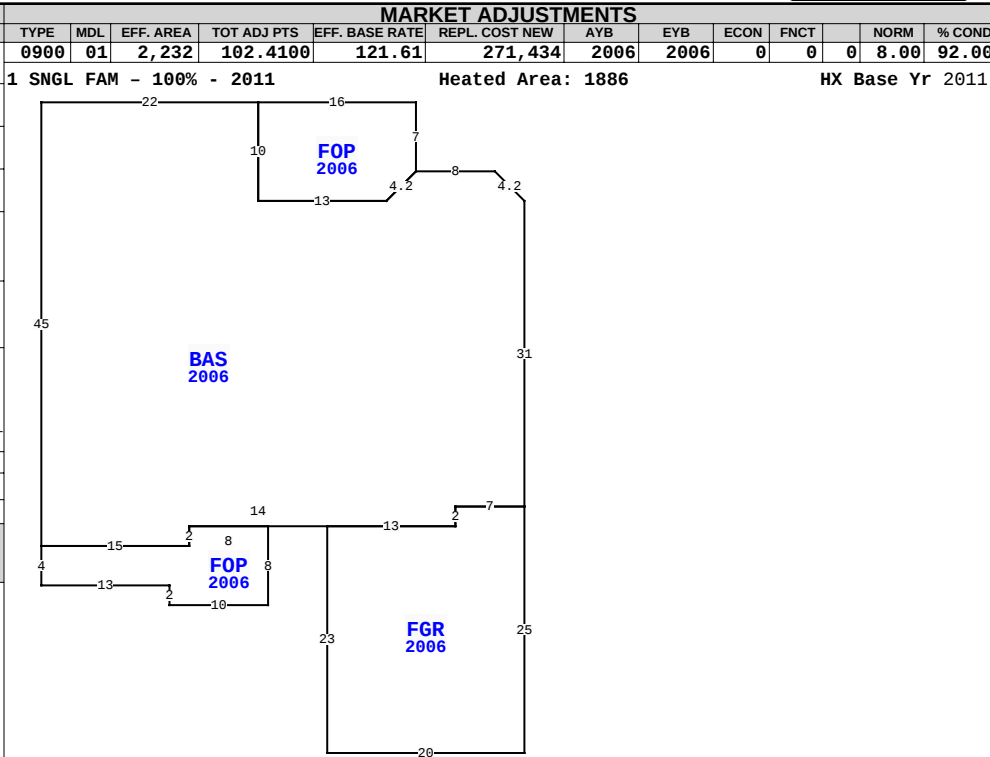




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	1,886	100	1,886	211,008
FGR	474	55	261	29,201
FOP	128	30	38	4,251
FOP	156	30	47	5,259



TOTALS	2,644	2,232	249,719
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

86037 MEADOWOAK CT, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2006	2006	3	91	3,185	
5.20	100	2006	2006	3	88	4,063	

LAND DESCRIPTION	
L N	USE CODE
1	000100

TOTAL OB/XF	
TOT LND UTS	UNIT TYPE
1.00	LT

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	249,719
TOTAL MARKET OB/XF VALUE	7,248
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	321,967
SOH/AGL Deduction	162,108
ASSESSED VALUE	159,859
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	109,859
TOTAL JUST VALUE	321,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10876	MECH OTHER	0	01/01/2006
E16465	ELEC OTHER	2,000	12/01/2005
P10494	OTHER	0	12/01/2005
C16643	CO ISSUED	184,940	11/01/2005
B16643	NEW CONSTR	184,940	11/01/2005
R08601	REPAIR/RRF	4,550	11/01/2005

SALES DATA	
OFF RECORD Number	DATE
2619/0212	12/22/2022
GRANTOR	GRANTEE
GRANTOR: MORRIS LINDA	GRANTEE: MORRIS DAVID
1693/1579	8/16/2010
GRANTOR	GRANTEE
GRANTOR: TREDWAY ROLAND (SUCCE	GRANTEE: MORRIS DAVID & LIND

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] L3 U3 W8 FOP=[YR=2006] N7 W16 S10 E13 R3 U3	
\$ D3 L3 W13 N10 W22 S45 FOP=[YR=2006] S4 E13 S2 E10 N8 W8	
S2 W15\$ E15 N2 E14 FGR=[YR=2006] S23 E20 N25 W7 S2 W13\$ E13	
N2 E7 N31\$.	