

LOT 38
IN OR 2153/745
MEADOWFIELD #3 PB 6/321-323

PANICO MICHAEL/THORESEN CHRISTINA
86624 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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

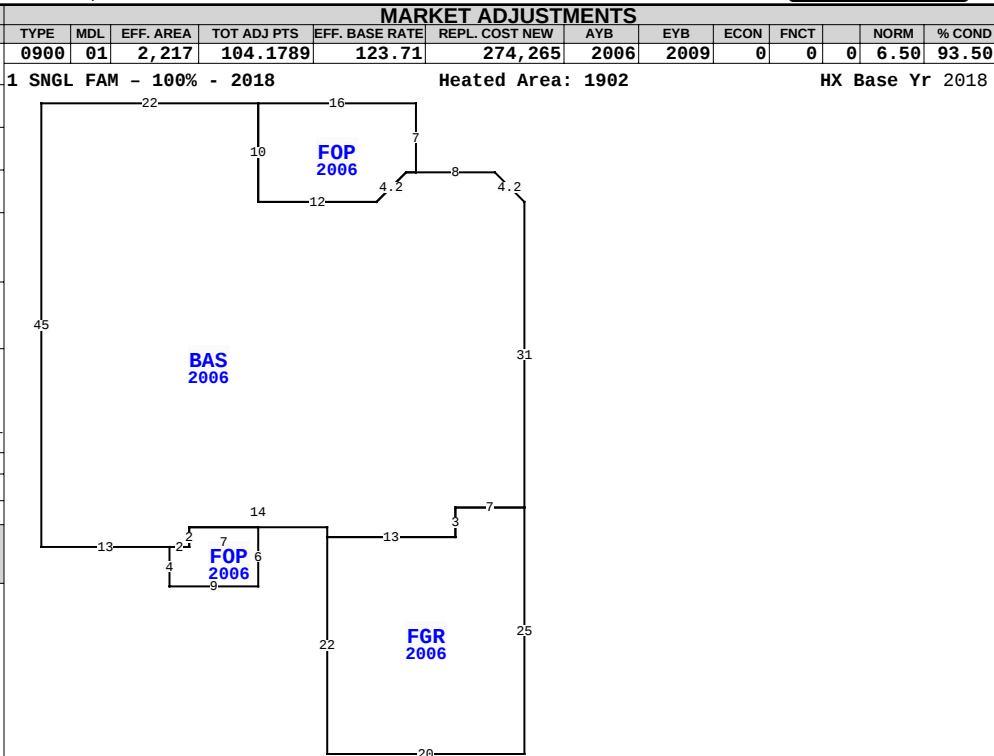
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	220,002
FGR	461	55	254	29,380
FOP	50	30	15	1,735
FOP	153	30	46	5,321

TOTALS	2,566		2,217	256,438
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	54	16	864.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	2006

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		RS-1	0.00	0.00	1.00	LT	1.00



86624 MEADOWWOOD DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
											5,811

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										256,438	
TOTAL MARKET OB/XF VALUE										5,811	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										327,249	
SOH/AGL Deduction										136,298	
ASSESSED VALUE										190,951	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										140,951	
TOTAL JUST VALUE										327,249	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										257,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011976	WINDOWS	10,499	12/03/2020
M11330	MECH OTHER	0	04/01/2006
E16938	ELEC OTHER	2,000	03/01/2006
P10834	OTHER	0	03/01/2006
C17223	CO ISSUED	201,940	02/01/2006
R10972	REPAIR/RRF	4,550	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/0745	10/20/2017	WD	Q	I	01	216,300	
GRANTOR: SCANLON TERENCE & DAN							
GRANTEE: PANICO MICHAEL & CH							
1443/1881	9/12/2006	WD	Q	I		248,000	
GRANTOR: PROVIDENCE CONSTRUCTI							
GRANTEE: SCANLON TERENCE & D							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W22 S45 E13 FOP=[YR=2006] S4 E9 N6 W7 S2 W2\$ E2 N2 E14 S1 FGR=[YR=2006] S22 E20 N25 W7 S3 W13\$ E13 N3 E7 N31 U3 L3 W8 FOP=[YR=2006] N7 W16 S10 E12 U3 R3 E1\$ W1 L3 D3 W12 N10\$.											