LOT 39
CONSERVATION ESMT PT 1154/655
MEADOWFIELD #3 PB 6/321-323

BRAITHWAITE CONSTANCE L/E/
86616 MEADOWWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0039-0000

BUILDING CHARACTERISTICS

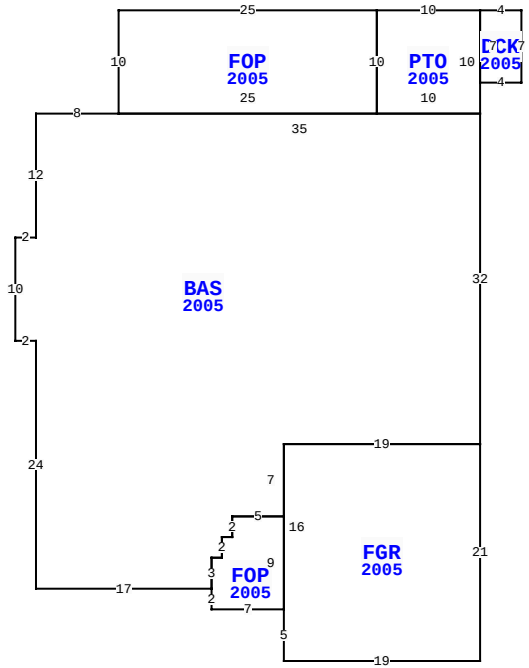
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,689	100	1,689	186,952
DCK	28	10	3	332
FGR	399	55	219	24,241
FOP	57	30	17	1,882
FOP	250	30	75	8,301
PTO	100	5	5	554
TOTALS	2,523		2,008	222,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,008	101.4790	120.51	241,984	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2016 Heated Area: 1689 HX Base Yr 2016



86616 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,262
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		290,293
SOH/AGL Deduction		133,839
ASSESSED VALUE		156,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,454
TOTAL JUST VALUE		290,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509156	MECH OTHER	0	02/01/2005
B13816	NEW CONSTR	0	01/01/2005
P0408776	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1706	7/23/2021	QC	U	I	11	100
GRANTOR: BRAITHWAITE CONSTANCE						
GRANTEE: RIFFE MARY K						
1322/1861	6/06/2005	WD	Q	I		172,300
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BRAITHWAITE CONSTAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W4 PTO=[YR=2005] W10 FOP=[YR=2005] W25 S10
BAS=[YR=2005] W8 S12 W2 S10 E2 S24 E17 FOP=[YR=2005] S2 E7
FGR=[YR=2005] S5 E19 N21 W19 S16 $ N9 W5 S2 W1 S2 W1 S3 $ N3
E1 N2 E1 N2 E5 N7 E19 N32 W35 $ E25 N10 $ S10 E10 N10 $ S7 E4
N7 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2005	2005	3	87	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS