LOT 41
IN OR 2130/73
CONSERVATION ESMT PT 1154/655

GROSSMAN RANDY & ANDREA
86599 MEADOWWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

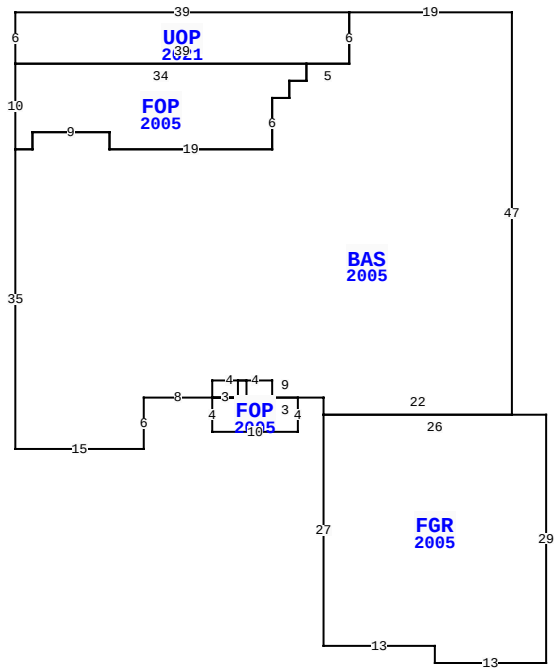
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	254,518
FGR	728	55	400	46,108
FOP	48	30	14	1,614
FOP	294	30	88	10,144
UOP	234	20	47	5,417
TOTALS	3,512		2,757	317,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,757	103.8768	123.35	340,076	2005	2010	0	0	0	6.55	93.45

1 SNGL FAM – 0% - 0 Heated Area: 2208 HX Base Yr



86599 MEADOWWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,801
TOTAL MARKET OB/XF VALUE	21,318
TOTAL LAND VALUE - MARKET	81,250
TOTAL MARKET VALUE	420,369
SOH/AGL Deduction	59,000
ASSESSED VALUE	361,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,369
TOTAL JUST VALUE	420,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09999	MECH OTHER	0	07/01/2005
E0515180	ELEC OTHER	2,000	06/01/2005
P0509426	OTHER	0	05/01/2005
C0414251	CO ISSUED	176,249	12/01/2004
R047009	REPAIR/RRF	1,500	12/01/2004
B0414251	NEW CONSTR	176,249	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1589	4/05/2021	WD	Q	I	01	430,000
GRANTOR: MIRANDA RICARDO H & P						
GRANTEE: GROSSMAN RANDY & AN						
2130/0073	6/29/2017	WD	Q	I	01	260,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MIRANDA RICARDO H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 UOP=[YR=2021] W39 S6 FOP=[YR=2005] S10 E2 N2 E9 S2 E19 N6 E2 N2 E2 N2 W34$ E39 N6$ S6 W5 S2 W2 S2 W2 S6 W19 N2 W9 S2 W2 S35 E15 N6 E8 FOP=[YR=2005] S4 E10 N4 W3 N2 W4 S2 W3$ E3 W3 N2 E4 S2 E9 S2 FGR=[YR=2005] S27 E13 S2 E13 N29 W26$ E22 N47$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0825	BRICK	0	0	0	0	1,514.00	SF	12.50	12.50	100	2005	2005	3	96	18,168	

LAND DESCRIPTION

TOTAL OB/XF 21,318

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	65,000.00	81,250.00	81,250							

REVIEW DATE 09/07/2021 BY NWA Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/02/2023 BY SYS