

LOT 44
IN OR 1949/1822
MEADOWFIELD #3 PB 6/321-323

KIGHT BRADLEY Q & AMANDA L
86551 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0044-0000



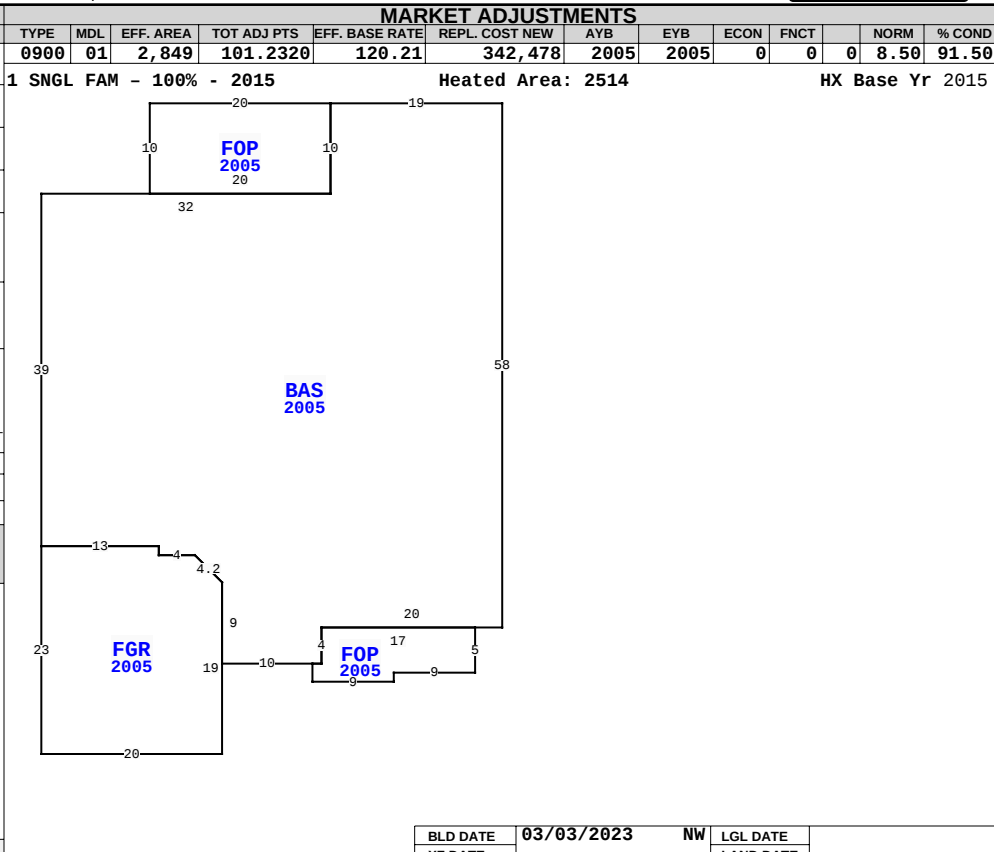
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,514	100	2,514	276,520
FGR	449	55	247	27,168
FOP	95	30	28	3,080
FOP	200	30	60	6,600
TOTALS	3,258		2,849	313,367

EXTRA FEATURES		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		676.00	SF 5.20	100	2005	2005	3	87	3,058	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION		CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86551 MEADOWWOOD DR, YULEE										TOTAL OB/XF 6,208													
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			313,367
TOTAL MARKET OB/XF VALUE			6,208
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			384,575
SOH/AGL Deduction			177,628
ASSESSED VALUE			206,947
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,947
TOTAL JUST VALUE			384,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09992	OTHER	0	09/01/2005
E15521	ELEC OTHER	0	08/01/2005
M10152	MECH OTHER	0	08/01/2005
R07932	REPAIR/RRF	5,460	07/01/2005
B15642	NEW CONSTR	240,144	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1822	11/14/2014	WD	Q	I	01	195,000
GRANTOR: ROSE BARBARA						
GRANTEE: KIGHT BRADLEY Q & A						
1624/1863	6/05/2009	WD	Q	I	01	239,000
GRANTOR: PEEBLES TIMOTHY S & A						
GRANTEE: ROSE JOHN & BARBARA						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W19FOP=[YR=2005] W20S10E20 N10S\$10W32S39FGR=[YR=2005] S23E20N19 U3 L3 W4N1W13\$E13S1E4 R3 D3 S9 E10FOP=[YR=2005] S2E9N1E9N5W17S4W1\$ E1N4E20N58\$.	