LOT 47
IN OR 1367/78
MEADOWFIELD #3 PB 6/321-323

REINSCH KATHLEEN G
86501 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

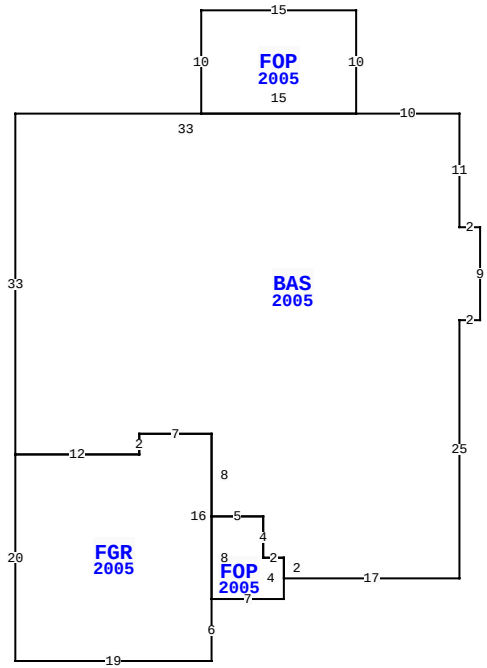
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,677	100	1,677	183,037
FGR	394	55	217	23,685
FOP	48	30	14	1,528
FOP	150	30	45	4,912
TOTALS	2,269		1,953	213,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,953	101.4790	120.51	235,356	2005	2005	0	0	0	9.43	90.57

1 SNGL FAM – 100% - 2006 Heated Area: 1677 HX Base Yr 2006



86501 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		213,162
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		281,550
SOH/AGL Deduction		139,344
ASSESSED VALUE		142,206
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		87,206
TOTAL JUST VALUE		281,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15539	ELEC OTHER	2,000	08/01/2005
M10173	MECH OTHER	0	08/01/2005
P09707	OTHER	0	07/01/2005
R07563	REPAIR/RRF	1,500	04/01/2005
B15121	NEW CONSTR	124,453	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/0078	11/14/2005	WD	Q	I		176,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: REINSCH ARTHUR B &						
1242/0974	7/01/2004	WD	U	V	19	532,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FOP=[YR=2005] N10 W15 S10 E15$ W33 S33
FGR=[YR=2005] S20 E19 N6 FOP=[YR=2005] E7 N4 W2 N4 W5 S8$ N16
W7 S2 W12$ E12 N2 E7 S8 E5 S4 E2 S2 E17 N25 E2 N9 W2 N11$.

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	749.00	SF	5.20	5.20	100	2005	2005	3	87	3,388	

LAND DESCRIPTION

TOTAL OB/XF 3,388

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