



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	2,300	100	2,300	259,590
FGR	462	55	254	28,668
FOP	55	30	16	1,806
FOP	195	30	58	6,546

TOTALS	3,012		2,628	296,610
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,205.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0479	VF PICKET	0 100	0	0	194.00	LF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,628	103.8768	123.35	324,164	2005	2005	0	0
1 SNGL FAM - 100% - 2020 Heated Area: 2300 HX Base Yr 2020									

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86483 MEADOWWOOD DR, YULEE				

TOTAL OB/IF									
									9,070

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,610	
TOTAL MARKET OB/XF VALUE		9,070	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		370,680	
SOH/AGL Deduction		217,113	
ASSESSED VALUE		153,567	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		103,567	
TOTAL JUST VALUE		370,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15675	ELEC OTHER	2,000	09/01/2005
M10155	MECH OTHER	0	08/01/2005
E15342	ELEC OTHER	0	07/01/2005
R07835	REPAIR/RRF	5,200	07/01/2005
B15516	NEW CONSTR	212,411	07/01/2005
P09734	OTHER	0	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2280/0227	6/04/2019	WD	Q	I	01
GRANTOR: HENSON ROBERT S II & GRANTEE: HELSEBY LEE & JENNIFER A					
1418/1546	6/08/2006	WD	Q	I	
GRANTOR: PROVIDENCE CONSTRUCTION GRANTEE: HENSON ROBERT S II					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] L3 U3 W7FOP=[YR=2005] N6W17 S7E1 D3 R3 S4E10N5 U3 R3 \$ D3 L3 S5W10N4 L3 U3 W1N13W27S54 FGR=[YR=2005] S20E21N27W6S7W15E15N7 E6S3E12FOP=[YR=2005] S3E9N3W1N4W7S4 W1S1E1N4E7S4E6S1E7N36\$.									