

LOT 49
IN OR 2105/1623
MEADOWFIELD #3 PB 6/321-323

CRUZ FREDDIE/CRUZ JENNIFER NICOLE
86467 MEADOWWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,370	105.1099	124.82	295,823	2006	2006	0	0	0	7.65	92.35	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 50% - 2007													Heated Area: 2023													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2007													
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	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	2,023	100	2,023	233,194																									
FGR	516	55	284	32,737																									
FOP	44	30	13	1,499																									
FOP	166	30	50	5,764																									
TOTALS			2,749	2,370	273,193																								
EXTRA FEATURES			86467 MEADOWWOOD DR, YULEE																										
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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185													
2	0812	CONCRETE C	0	50	0	0	1,310.00	SF	4.00	4.00	100	2006	2006	3	88	4,611													
3	0476	VF 6 SBPL	0	50	0	0	182.00	LF	32.00	32.00	100	2013	2013	3	87	5,067													
LAND DESCRIPTION																													
L N	USE CODE	CLS	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	50		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 10/04/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													