LOT 53
IN OR 2156/797
MEADOWFIELD #3 PB 6/321-323

COX TIMOTHY LEE/COX TARA M
86399 MEADOWWOOD DR
YULEE, FL 32097

**2023**

**38-2N-27-1332-0053-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| 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 |

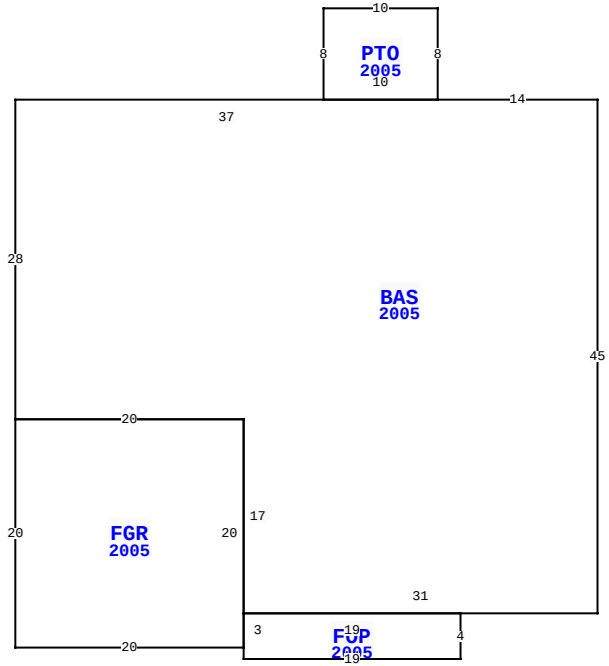
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,955 | 100 | 1,955 | 213,632 |
| FGR | 400 | 55 | 220 | 24,040 |
| FOP | 76 | 30 | 23 | 2,513 |
| PTO | 80 | 5 | 4 | 437 |
| TOTALS | 2,511 | | 2,202 | 240,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,202 | 100.5480 | 119.40 | 262,919 | 2005 | 2005 | 0 | 0 | 0 | 8.48 | 91.52 |

1 SNGL FAM – 100% - 2008 Heated Area: 1955 HX Base Yr 2008




86399 MEADOWWOOD DR, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 240,623 |
| TOTAL MARKET OB/XF VALUE | | 3,601 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 309,224 |
| SOH/AGL Deduction | | 153,650 |
| ASSESSED VALUE | | 155,574 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 105,574 |
| TOTAL JUST VALUE | | 309,224 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14707 | ELEC OTHER | 2,000 | 04/01/2005 |
| M09536 | OTHER | 0 | 04/01/2005 |
| P09125 | OTHER | 0 | 03/01/2005 |
| C0514404 | CO ISSUED | 136,554 | 02/01/2005 |
| R0507111 | REPAIR/RRF | 1,500 | 02/01/2005 |
| B0514404 | NEW CONSTR | 136,554 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2156/0797 | 11/08/2017 | QC | U | I | 11 | 86,900 |
| GRANTOR: COX TIMOTHY L | | | | | | |
| GRANTEE: COX TIMOTHY L & TAR | | | | | | |
| 1595/1235 | 12/03/2008 | QC | U | I | 01 | 100 |
| GRANTOR: FUHR CASSANDRA (COX) | | | | | | |
| GRANTEE: COX TIMOTHY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N8 W10 S8 E10$ W37 S28
FGR=[YR=2005] S20 E20 FOP=[YR=2005] S1 E19 N4 W19 S3$ N20
W20$ E20 S17 E31 N45$ .

## 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 | 796.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,601 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,601

| 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