

SEIDEL BRAD
86365 MEADOWWOOD DRIVE
YULEE, FL 32097

38-2N-27-1332-0055-0000

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	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 70		0900	01	2,682	102.1440	121.30	325,327	2006	2006	0	0	0	7.65	92.35	VALUATION BY		STANDARD									
Exterior Wall		16	WD FR STUC 30		1 SNGL FAM - 100% - 2008													Heated Area: 2408					HX Base Yr 2008						
Roof Structur		08	IRREGULAR 100															BUILDING MARKET VALUE					300,439						
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					3,821						
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET					65,000						
Interior Floo		14	CARPET 70															TOTAL MARKET VALUE					369,260						
Interior Floo		08	SHT VINYL 30															SOH/AGL Deduction					186,546						
Air Condition		03	CENTRAL 100															ASSESSED VALUE					182,714						
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms			5 100															BASE TAXABLE VALUE					132,714						
Bathrooms			3 100															TOTAL JUST VALUE					369,260						
Frame		02	WOOD FRAME 100															NCON VALUE					0						
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE					290,870																			
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	2,076	100	2,076	232,555																									
FGR	470	55	258	28,901																									
FOP	40	30	12	1,345																									
FUS	332	100	332	37,191																									
PTO	80	5	4	448																									
TOTALS		2,998	2,682	300,439																									
EXTRA FEATURES					86365 MEADOWWOOD DR, YULEE										BLD DATE 03/03/2023 NW LGL DATE														
															LAND DATE														
															AG DATE														
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	0811	CONCRETE B	0 100	0 0	835.00	SF	5.20	5.20	100	2006	2006	3	88	3,821															