LOT 63
MEADOWFIELD #3 PB 6/321-323

BATEH SAM K & ANGELA A
86229 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 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		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

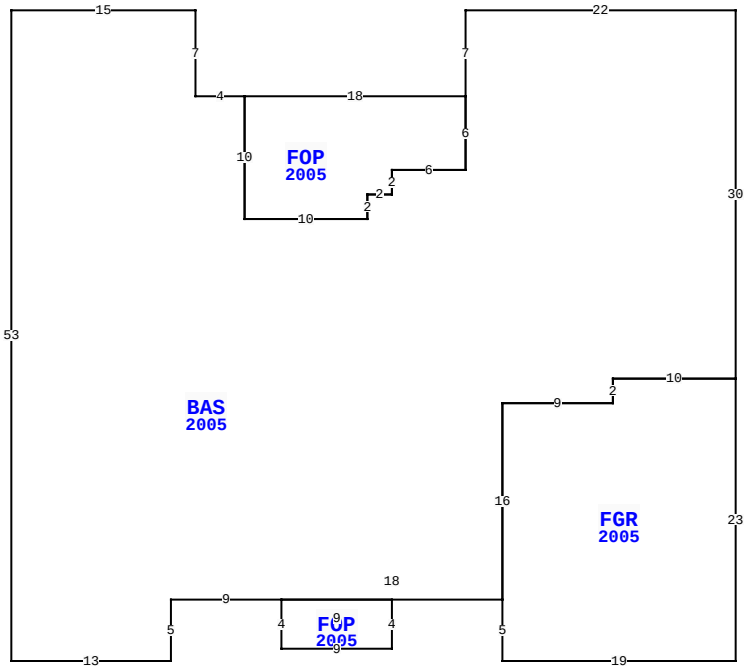
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2,267	247,857
FGR	419	55	230	25,146
FOP	36	30	11	1,203
FOP	152	30	46	5,029
TOTALS	2,874		2,554	279,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,554	97.5840	115.88	295,958	2005	2010	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2020 Heated Area: 2267 HX Base Yr 2020



86229 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		279,236
TOTAL MARKET OB/XF VALUE		3,524
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		347,760
SOH/AGL Deduction		141,500
ASSESSED VALUE		206,260
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,260
TOTAL JUST VALUE		347,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003204	REPAIR/RRF	22,347	04/29/2020
B0413340	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0969	4/11/2019	WD	Q	I	01	240,000
GRANTOR: YUN ALANA CHRISTINE D						
GRANTEE: BATEH SAM K & ANGEL						
1745/0025	6/24/2011	FJ	U	I	11	100
GRANTOR: CARLSON JASON D						
GRANTEE: CARLSON ALANA C N/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S7 FOP=[YR=2005] W18 S10 E10 N2 E2 N2 E6 N6$ S6 W6 S2 W2 S2 W10 N10 W4 N7 W15 S53 E13 N5 E9 FOP=[YR=2005] S4 E9 N4 W9 $ E18 FGR=[YR=2005] S5 E19 N23 W10 S2 W9 S16 $ N16 E9 N2 E10 N30 $.

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	779.00	SF	5.20	5.20	100	2005	2005	3	87	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,524

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS