LOT 64
IN OR 2234/973
MEADOWFIELD #3 PB 6/321-323

BRACKENS KEVIN D & HEATHER L
86213 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0064-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

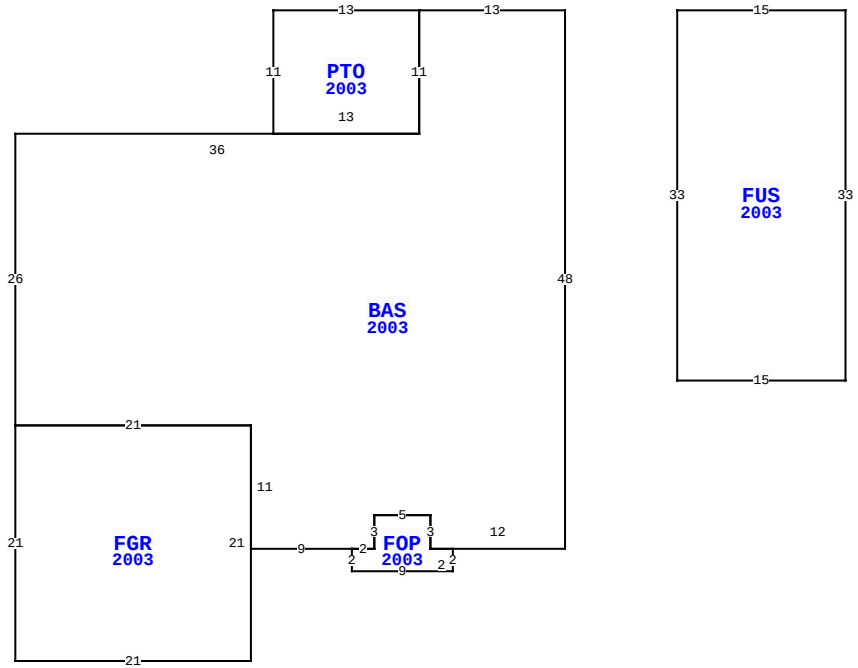
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	185,072
FGR	441	55	243	26,300
FOP	33	30	10	1,082
FUS	495	100	495	53,573
PTO	143	5	7	758
TOTALS	2,822		2,465	266,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,465	100.3200	119.13	293,655	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2019 Heated Area: 2205 HX Base Yr 2019



86213 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		266,786
TOTAL MARKET OB/XF VALUE		49,603
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,389
SOH/AGL Deduction		123,536
ASSESSED VALUE		257,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,853
TOTAL JUST VALUE		381,389
NCON VALUE		45,890
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004051	SWIM POOL	50,000	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/0973	10/26/2018	WD	Q	I	01	239,000
GRANTOR: CHAMBERLAIN CRAIG & E						
GRANTEE: BRACKENS KEVIN D &						
2234/0973	10/26/2018	WD	Q	I	01	239,000
GRANTOR: CHAMBERLAIN CRAIG & E						
GRANTEE: BRACKENS KEVIN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W36 S26 FGR=[YR=2003] S21 E21 N21 W21$ E21 S11 E9 FOP=[YR=2003] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$ PTR= E10 FUS=[YR=2003] E15 S33 W15 N33$ W10$.

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	850.00	SF	5.20	5.20	100	2003	2003	3	84	3,713	
2	0861	POOL GUNIT	0	100	0	0	434.00	SF	85.00	85.00	100	2022	2022	3	100	36,890	
3	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00	100	2022	2022	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 49,603

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 02/14/2023 BY DMC Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS