LOT 65
IN OR 1553/1054
MEADOWFIELD #3 PB 6/321-323

LEE JASON W
86197 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0065-0000

BUILDING CHARACTERISTICS

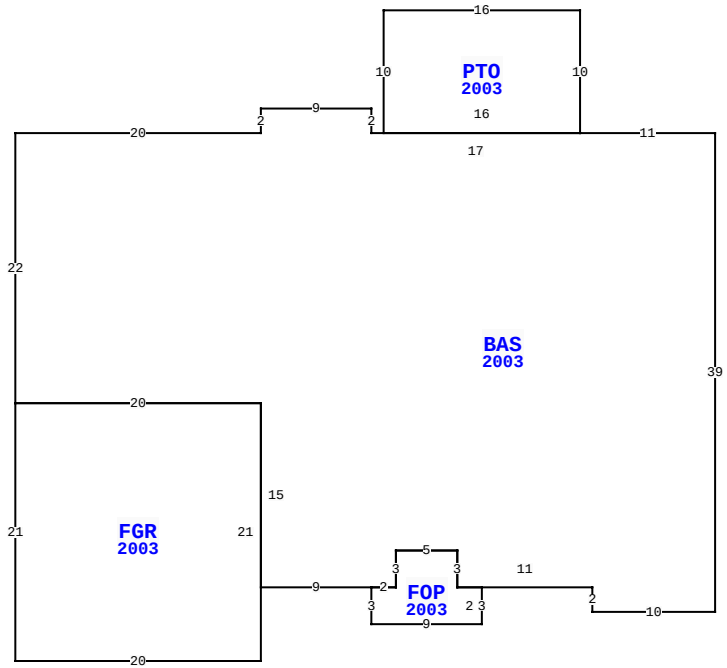
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,832	100	1,832	203,519
FGR	420	55	231	25,662
FOP	42	30	13	1,445
PTO	160	5	8	889
TOTALS	2,454		2,084	231,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	102.9686	122.28	254,832	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2009 Heated Area: 1832 HX Base Yr 2009



86197 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,515
TOTAL MARKET OB/XF VALUE		6,649
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,164
SOH/AGL Deduction		151,069
ASSESSED VALUE		152,095
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,095
TOTAL JUST VALUE		303,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310955	NEW CONSTR	136,869	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1054	3/03/2008	WD	Q	I		197,500
GRANTOR: SMITH PHILLIP & EMILY						
GRANTEE: LEE JASON W						
1166/1451	8/29/2003	WD	Q	I		153,600
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SMITH PHILLIP & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 PTO=[YR=2003] N10 W16 S10 E16$ W17 N2 W9 S2 W20 S22 FGR=[YR=2003] S21 E20 N21 W20$ E20 S15 E9 FOP=[YR=2003] S3 E9 N3 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 S2 E10 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	817.00	SF	5.20	5.20	100	2003	2003	3	84	3,569	

LAND DESCRIPTION

TOTAL OB/XF 6,649

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