LOT 67
IN OR 1757/214
MEADOWFIELD #3 PB 6/321-323

WALTERS ADAM
86167 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0067-0000

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

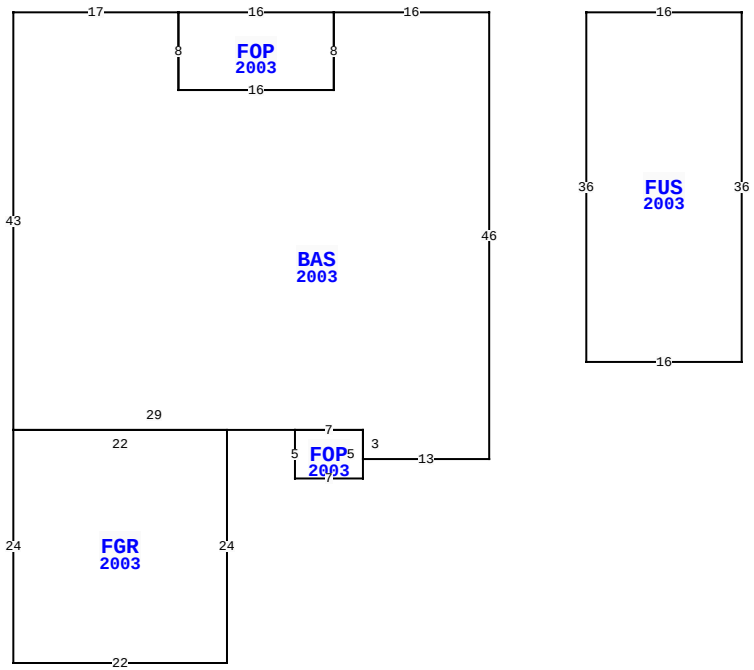
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	211,918
FGR	528	55	290	30,454
FOP	35	30	10	1,050
FOP	128	30	38	3,990
FUS	576	100	576	60,488
TOTALS	3,285		2,932	307,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,932	97.3370	115.59	338,910	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2022 Heated Area: 2594 HX Base Yr 2022



86167 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		307,900
TOTAL MARKET OB/XF VALUE		3,992
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,892
SOH/AGL Deduction		71,313
ASSESSED VALUE		305,579
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,579
TOTAL JUST VALUE		376,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP036331	NEW CONSTR	175,867	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1757/0214	8/31/2011	WD	Q	I	02	188,000
GRANTOR: LOUGHRAN GENE W & JAN						
GRANTEE: WALTERS ADAM						
1186/1117	11/05/2003	WD	Q	I		181,100
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: LOUGHRAN GENE W & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] W16 S8 E16 N8$ S8 W16 N8 W17 S43 FGR=[YR=2003] S24 E22 N24 W22$ E29 FOP=[YR=2003] S5 E7 N5 W7$ E7 S3 E13 N46$ PTR=E10 FUS=[YR=2003] E16 S36 W16 N36$ 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	914.00	SF	5.20	5.20	100	2003	2003	3	84	3,992	

LAND DESCRIPTION

TOTAL OB/XF 3,992

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 05/03/2017 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS