

LOT 69
IN OR 2033/1897
MEADOWFIELD #3 PB 6/321-323

EVANS BRENT ALAN/LOPEZ-EVANS DORIS
86127 MEADOWWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	246,675
FGR	512	55	282	30,100
FOP	24	30	7	747
FOP	171	30	51	5,444
FUS	476	100	476	50,808
STP	15	10	2	213

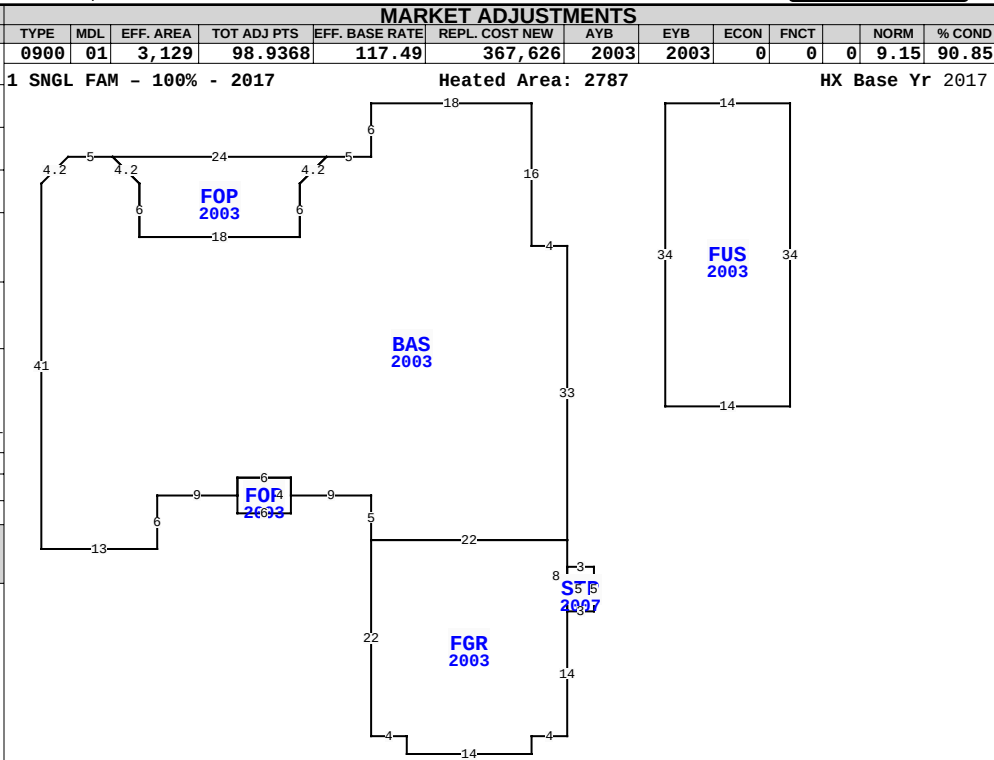
TOTALS	3,509		3,129	333,988
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EXTRA FEATURES				
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00	4.00	100	2003	2003	3	84	3,965	
2	0861	POOL GUNIT	0	100	24	10	240.00	SF	85.00	85.00	100	2004	2004	3	40	8,160	
3	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
5	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2004	2004	3	86	7,379	
6	1244	WD DECK EX	0	100	0	0	350.00	SF	18.50	18.50	100	2004	2004	3	40	2,590	
7	0462	ST/AL FNC	0	100	0	0	156.00	SF	10.00	10.00	100	2004	2004	3	40	624	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	66	594	
9	0855	CONC PAVER	0	100	0	0	109.00	SF	10.00	10.00	100	2008	2008	3	90	981	
10	0810	CONCRETE A	0	100	0	0	263.00	SF	6.50	6.50	100	2008	2008	3	90	1,539	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000



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

86127 MEADOWWOOD DR, YULEE

TOTAL OB/IF																	
26,792																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,988
TOTAL MARKET OB/IF VALUE		26,792
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		425,780
SOH/AGL Deduction		163,623
ASSESSED VALUE		262,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,157
TOTAL JUST VALUE		425,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22320	REMODEL	50,000	03/01/2009
B12538	SWIM POOL	39,360	03/26/2004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22320	REMODEL	50,000	03/01/2009
B12538	SWIM POOL	39,360	03/26/2004

GRANTOR: NEWCOMER JOHN PAUL &						
GRANTEE: EVANS BRENT ALAN &						
1184/1906	10/30/2003	WD	Q	I		213,400
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: NEWCOMER JOHN P & L						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2003] W18 S6 W5 FOP=[YR=2003] W24 D3 R3 S6 E18 N6 R3 U3 \$ D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S41 E13 N6 E9 FOP=[YR=2003] S2 E6 N4 W6 S2\$ N2 E6 S2 E9 S5 FGR=[YR=2003] S22 E4 S2 E14 N2 E4 N14 STP=[YR=2007] E3 N5 W3 S5\$ N8 W22\$ E22 N33 W4 N16\$ PTR= E15 FUS=[YR=2003] E14 S34 W14 N34\$ W15\$																	