LOT 71
IN OR 1161/1632
MEADOWFIELD #3 PB 6/321-323

MIZERAS BRADLEY S & YVONNE R
86099 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0071-0000

BUILDING CHARACTERISTICS

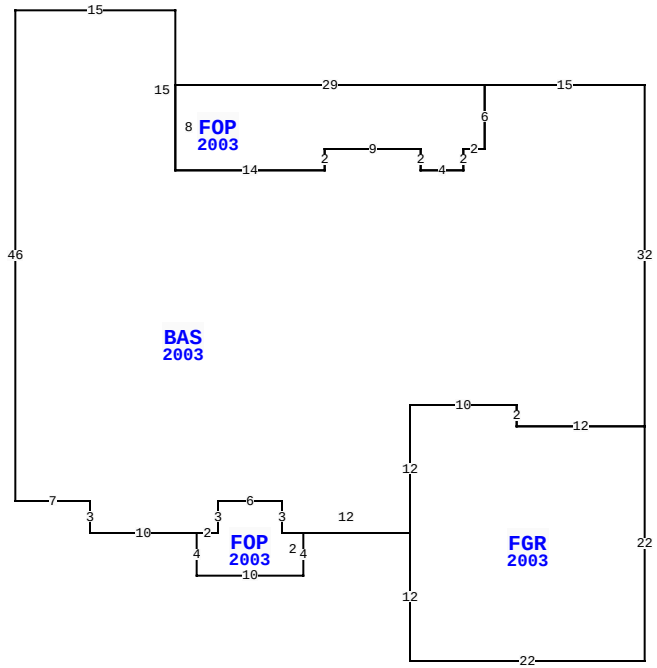
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,094	100	2,094	226,517
FGR	504	55	277	29,964
FOP	58	30	17	1,839
FOP	210	30	63	6,815
TOTALS	2,866		2,451	265,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	97.5840	115.88	284,022	2003	2008	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2004 Heated Area: 2094 HX Base Yr 2004



86099 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		265,135
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		334,005
SOH/AGL Deduction		171,376
ASSESSED VALUE		162,629
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		107,629
TOTAL JUST VALUE		334,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002998	REPAIR/RRF	28,733	05/18/2020
BO310913	NEW CONSTR	153,946	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/1632	8/13/2003	WD	Q	I		165,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: MIZERAS BRADLEY S &						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] W29 S8 E14 N2 E9 S2 E4 N2 E2 N6$ S6 W2 S2 W4 N2 W9 S2 W14 N15 W15 S46 E7 S3 E10
FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12
FGR=[YR=2003] S12 E22 N22 W12 N2 W10 S12$ N12 E10 S2 E12 N32$
.

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	886.00	SF	5.20	5.20	100	2003	2003	3	84	3,870	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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