LOT 74
IN OR 1162/666
MEADOWFIELD #3 PB 6/321-323

PLUNGIS RICHARD & CATHERINE
86055 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0074-0000

BUILDING CHARACTERISTICS

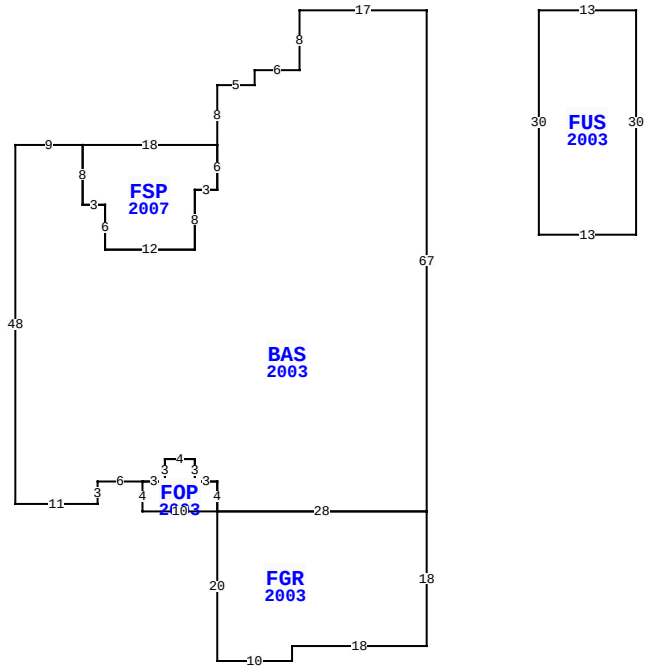
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,804	100	2,804	294,586
FGR	524	55	288	30,257
FOP	52	30	16	1,681
FSP	210	40	84	8,825
FUS	390	100	390	40,973
TOTALS	3,980		3,582	376,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,582	97.3845	115.64	414,222	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2004 Heated Area: 3194 HX Base Yr 2004



86055 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,321
TOTAL MARKET OB/XF VALUE		9,116
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		450,437
SOH/AGL Deduction		227,814
ASSESSED VALUE		222,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,623
TOTAL JUST VALUE		450,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310902	NEW CONSTR	225,188	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0666	8/14/2003	WD	Q	I		235,100
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: PLUNGIS RICHARD & C						
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] W17 S8 W6 S2 W5 S8 FSP=[YR=2007] W18 S8 E3 S6 E12 N8 E3 N6 $ S6 W3 S8 W12 N6 W3 N8 W9 S48 E11 N3 E6 FOP=[YR=2003] S4 E10 FGR=[YR=2003] S20 E10 N2 E18 N18 W28 $ N4 W3 N3 W4 S3 W3 $ E3 N3 E4 S3 E3 S4 E28 N67 $ PTR= E15 FUS=[YR=2003] E13 S30 W13 N30 $ W15 $.

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	1,272.00	SF	5.20	5.20	100	2003	2003	3	84	5,556	
2	0811	CONCRETE B	0	100	0	0	787.00	SF	5.20	5.20	100	2005	2005	3	87	3,560	

LAND DESCRIPTION

TOTAL OB/XF 9,116

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