

LOT 90
IN OR 1493/1441
MEADOWFIELD #3 PB 6/321-323

BLACK JAMES K & DEBORAH
86675 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0090-0000

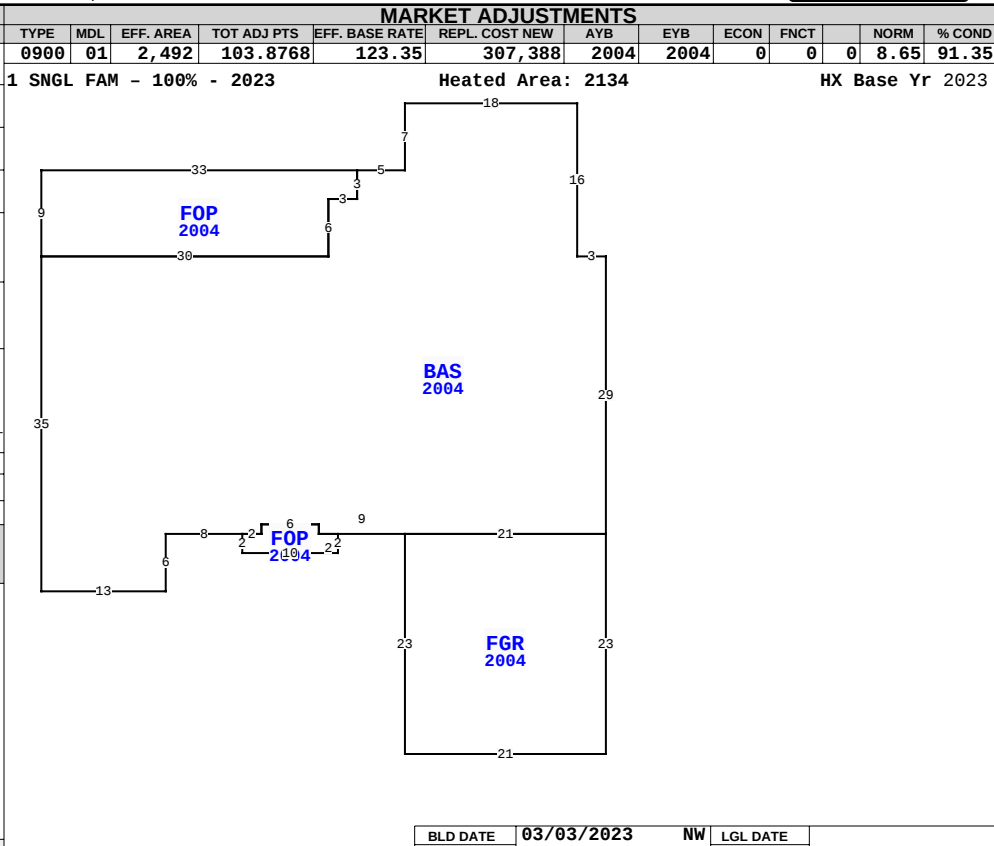


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,134	100	2,134	240,460
FGR	483	55	266	29,973
FOP	26	30	8	902
FOP	279	30	84	9,465
TOTALS	2,922		2,492	280,799

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	831.00	SF	5.20	



TOTAL OB/XF									
6,831									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,799	
TOTAL MARKET OB/XF VALUE		6,831	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		352,630	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,630	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		302,630	
TOTAL JUST VALUE		352,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1493/1441	4/19/2007	WD	Q	I	
GRANTOR: MCMUNN RICHARD W & DE					SALE PRICE
GRANTEE: BLACK JAMES K & DEB					242,000
1230/1388	5/14/2004	WD	Q	I	
GRANTOR: MATTAMY (JACKSONVILLE					183,900
GRANTEE: MCMUNN RICHARD W &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W3 N16 W18 S7 W5 FOP=[YR=2004] W33 S9 E30 N6 E3 N3\$ S3 W3 S6 W30 S35 E13 N6 E8 FOP=[YR=2004] S2 E10 N2 W2 N1 W6 S1 W2\$ E2 N1 E6 S1 E9 FGR=[YR=2004] S23 E21 N23 W21\$ E21 N29\$.									