LOT 112
IN OR 1993/10
MEADOWFIELD #3 PB 6/321-323

PEAT DAVID W & LISA M
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

38-2N-27-1332-0112-0000

BUILDING CHARACTERISTICS

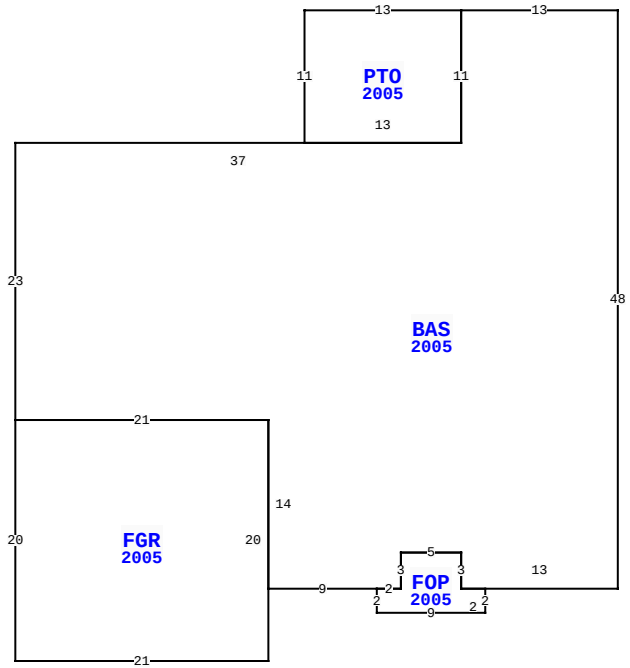
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,684	100	1,684	186,399
FGR	420	55	231	25,569
FOP	33	30	10	1,107
PTO	143	5	7	775
TOTALS	2,280		1,932	213,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	101.4790	120.51	232,825	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 0% - 0 Heated Area: 1684 HX Base Yr



86282 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	213,850
TOTAL MARKET OB/XF VALUE	6,620
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	285,470
SOH/AGL Deduction	64,219
ASSESSED VALUE	221,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,251
TOTAL JUST VALUE	285,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13528	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1993/0010	6/26/2015	WD	U	I	11	100
GRANTOR: PEAT DAVID						
GRANTEE: PEAT DAVID W & LISA						
1909/1291	3/07/2014	WD	U	I	38	135,000
GRANTOR: QUICK FLORENCE B & RO						
GRANTEE: PEAT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] W13 S11 E13 N11$ S11 W37 S23
FGR=[YR=2005] S20 E21 N20 W21$ E21 S14 E9 FOP=[YR=2005] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	767.00	SF	5.20	5.20	100	2005	2005	3	87	3,470	

LAND DESCRIPTION

TOTAL OB/XF 6,620

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	0	0003	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 08/05/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS