LOT 116
MEADOWFIELD #3 PB 6/321-323

EMBREE-HATTON JAMIE/HATTON THOMAS
86065 MEADOWRIDGE COURT
FERNANDINA BEACH, FL 32034

2023

38-2N-27-1332-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

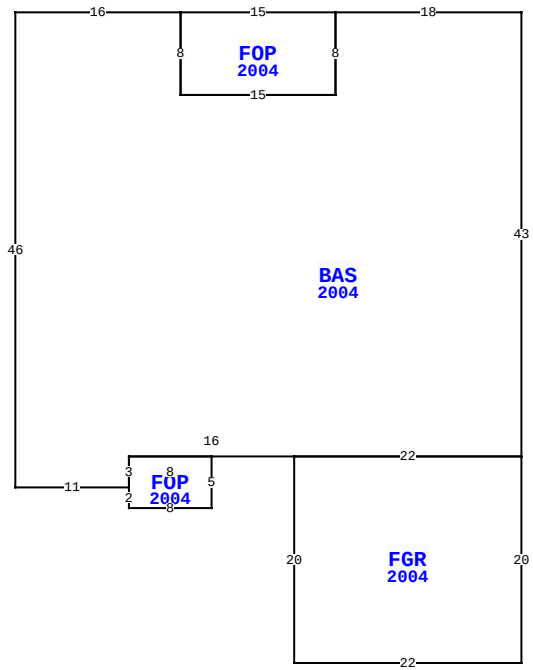
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,020	100	2,020	226,451
FGR	440	55	242	27,129
FOP	40	30	12	1,346
FOP	120	30	36	4,036
TOTALS	2,620		2,310	258,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	103.3410	122.72	283,483	2004	2004	0	0	0	8.65	91.35

1 SNGL FAM – 0% - 0 Heated Area: 2020 HX Base Yr



86218 MEADOWWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,962
TOTAL MARKET OB/XF VALUE	3,636
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	327,598
SOH/AGL Deduction	42,583
ASSESSED VALUE	285,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,015
TOTAL JUST VALUE	327,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25919	XFOB	2,400	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1123	2/16/2023	WD	Q	I	01	250,000
GRANTOR: WOLFE MICHELLE LYNN T						
GRANTEE: EMBREE-HATTON JAMIE						
1728/0380	2/28/2011	WD	Q	I	01	158,000
GRANTOR: DEMARCO CARMELLA						
GRANTEE: WOLFE DAVID L JR TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W15 S8 E15 N8$ S8 W15 N8 W16 S46 E11 FOP=[YR=2004] S2 E8 N5 W8 S3$ N3 E16 FGR=[YR=2004] S20 E22 N20 W22$ E22 N43$.

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	0	0	0	813.00	SF	5.20	5.20	100	2004	2004	3	86	3,636	

LAND DESCRIPTION

TOTAL OB/XF 3,636

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		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