LOT 118
MEADOWFIELD #3 PB 6/321-323

PETTY CONNER SCOTT & ASHTON F
86172 MEADOWWOOD DR
YULEE, FL 32097

**2023**

**38-2N-27-1332-0118-0000**

## BUILDING CHARACTERISTICS

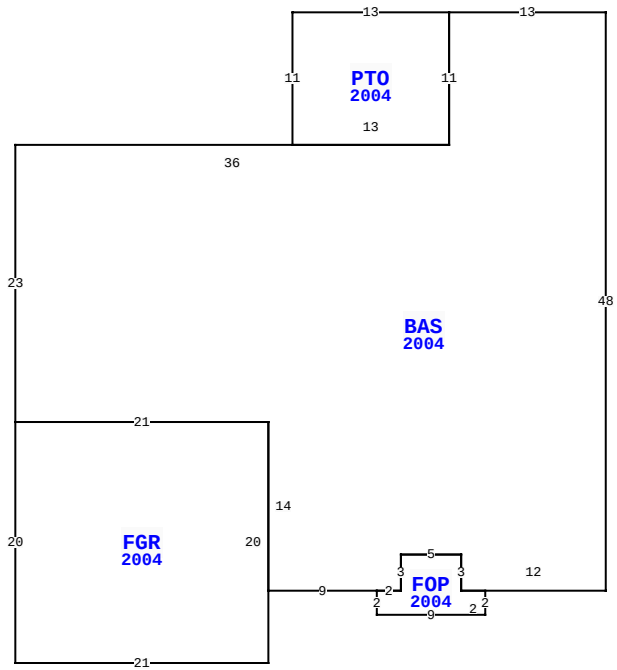
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 1,647 | 100 | 1,647 | 181,311 |
| FGR | 420 | 55 | 231 | 25,430 |
| FOP | 33 | 30 | 10 | 1,101 |
| PTO | 143 | 5 | 7 | 771 |
| TOTALS | 2,243 | | 1,895 | 208,612 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,895 | 101.4790 | 120.51 | 228,366 | 2004 | 2004 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SNGL FAM – 100% - 2020 Heated Area: 1647 HX Base Yr 2020




86172 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 | | 208,612 |
| TOTAL MARKET OB/XF VALUE | | 3,528 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 277,140 |
| SOH/AGL Deduction | | 102,856 |
| ASSESSED VALUE | | 174,284 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 124,284 |
| TOTAL JUST VALUE | | 277,140 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 220,683 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413339 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2527/1602 | 1/04/2022 | WD | U | I | 11 | 100 |
| GRANTOR: PETTY CONNER SCOTT | | | | | | |
| GRANTEE: PETTER CONNER SCOTT | | | | | | |
| 2279/0384 | 6/04/2019 | WD | Q | I | 01 | 165,000 |
| GRANTOR: BENTON RONALD L & DOR | | | | | | |
| GRANTEE: PETTY CONNER SCOTT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] W13 S11 E13 N11$ S11 W36 S23
FGR=[YR=2004] S20 E21 N20 W21$ E21 S14 E9 FOP=[YR=2004] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 789.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 3,528 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,528

| 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 10/19/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS