LOT 121
MEADOWFIELD #3 PB 6/321-323

CASCIOLI JANE E
86112 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

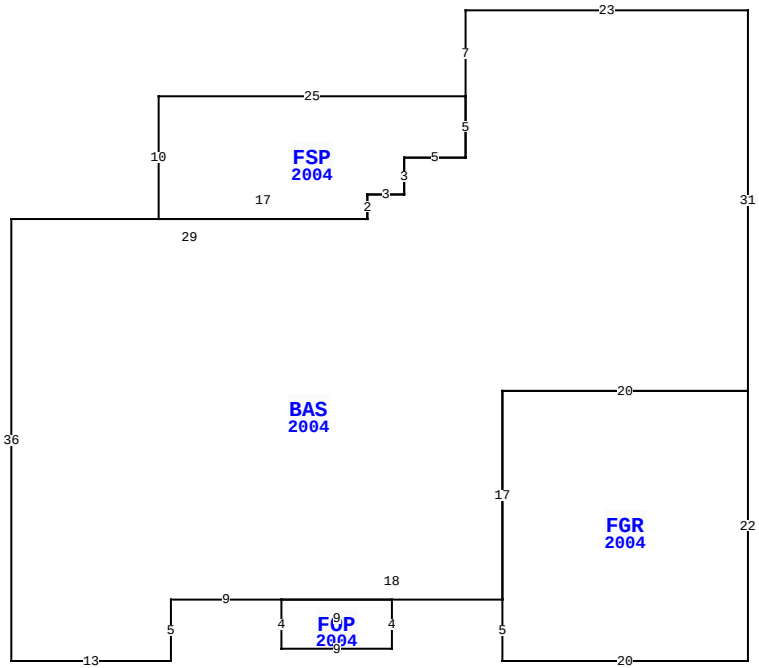
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,007	100	2,007	216,890
FGR	440	55	242	26,153
FOP	36	30	11	1,188
FSP	219	40	88	9,510
TOTALS	2,702		2,348	253,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	99.6170	118.30	277,768	2004	2004	0	0	0	8.65	91.35

1 SNGL FAM – 0% - 2023 Heated Area: 2007 HX Base Yr



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

86112 MEADOWWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,741
TOTAL MARKET OB/XF VALUE	3,533
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	322,274
SOH/AGL Deduction	0
ASSESSED VALUE	322,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,274
TOTAL JUST VALUE	322,274
NCON VALUE	257,274
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1024	7/13/2023	WD	Q	I	01	340,000
GRANTOR: CRUZ FREDDIE REV TRUS						
GRANTEE: CASCIOLI JANE E						
2649/1548	6/21/2023	FJ	U	I	11	0
GRANTOR: CRUZ FREDDIE SR EST						
GRANTEE: CRUZ FREDDIE REV TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FSP=[YR=2004] W25 S10 E17 N2 E3 N3 E5 N5$ S5 W5 S3 W3 S2 W29 S36 E13 N5 E9 FOP=[YR=2004] S4 E9 N4 W9$E18 FGR=[YR=2004] S5 E20 N22 W20 S17$ N17 E20 N31$.

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	790.00	SF	5.20	5.20	100	2004	2004	3	86	3,533	

LAND DESCRIPTION

TOTAL OB/XF 3,533

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