LOT 134
IN OR 1422/1271
MEADOWFIELD #3 PB 6/321-323

HUTCHESON GARY L & TAMARA H
86458 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

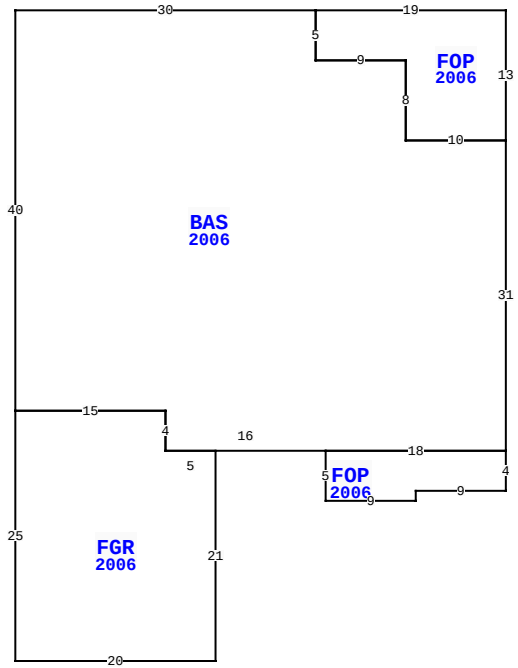
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,921	100	1,921	232,703
FGR	480	55	264	31,980
FOP	81	30	24	2,907
FOP	175	30	52	6,299
TOTALS	2,657		2,261	273,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	110.8821	131.67	297,706	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 1921 HX Base Yr 2007



86458 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		273,890
TOTAL MARKET OB/XF VALUE		5,125
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,015
SOH/AGL Deduction		173,491
ASSESSED VALUE		170,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,524
TOTAL JUST VALUE		344,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16885	ELEC OTHER	2,000	03/01/2006
M11131	TANKS/BLRS	0	02/01/2006
P10578	OTHER	0	01/01/2006
C16770	CO ISSUED	206,940	12/01/2005
R08672	REPAIR/RRF	5,070	12/01/2005
B16770	NEW CONSTR	206,940	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1271	6/22/2006	WD	Q	I		266,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HUTCHESON GARY L &						
1301/0871	3/11/2005	WD	U	V	07	100
GRANTOR: W R HOWELL COMPANY						
GRANTEE: PROVIDENCE CONTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W19 BAS=[YR=2006] W30 S40 FGR=[YR=2006] S25 E20 N21 W5 N4 W15$ E15 S4 E16 FOP=[YR=2006] S5 E9 N1 E9 N4 W18$ E18 N31 W10 N8 W9 N5$ S5 E9 S8 E10 N13$.

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	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	88	4,210	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2006	2006	3	88	915	

LAND DESCRIPTION

TOTAL OB/XF 5,125

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 10/04/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS