LOT 136
MEADOWFIELD #3 PB 6/321-323

WATTS CHRISTINA A/WATTS DANIEL P
86422 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

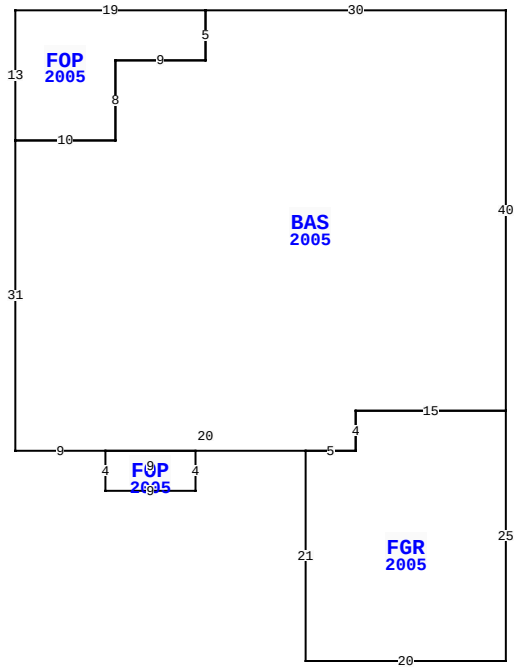
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	205,688
FGR	480	55	264	28,267
FOP	36	30	11	1,178
FOP	175	30	52	5,567
TOTALS	2,612		2,248	240,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,248	103.3410	122.72	275,875	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 1921 HX Base Yr 2022



86422 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		240,701
TOTAL MARKET OB/XF VALUE		3,927
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,628
SOH/AGL Deduction		53,261
ASSESSED VALUE		256,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,367
TOTAL JUST VALUE		309,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10491	MECH OTHER	0	10/01/2005
P09996	OTHER	0	09/01/2005
E15518	ELEC OTHER	0	08/01/2005
R07956	REPAIR/RRF	5,070	07/01/2005
B15672	NEW CONSTR	179,940	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0426	10/29/2019	QC	U	I	11	70,000
GRANTOR: WATTS CHRISTINA						
GRANTEE: WATTS CHRISTINA A &						
2087/1425	12/09/2016	QC	U	I	11	70,100
GRANTOR: WATTS DANIEL P						
GRANTEE: WATTS CHRISTINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30FOP=[YR=2005] W19S13E10N8 E9N5$S5W9S8W10S31E9FOP=[YR=2005] S4 E9N4W9$E20FGR=[YR=2005] S21E20N25W15 S4W5$E5N4E15N40$.

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	868.00	SF	5.20	5.20	100	2005	2005	3	87	3,927	

LAND DESCRIPTION

TOTAL OB/XF 3,927

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	000134	C	SFR POND	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 10/10/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS