LOT 141
IN OR 1775/1378
MEADOWFIELD #3 PB 6/321-323

STAHALA HOWARD M & JOANN
86334 MEADOWWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

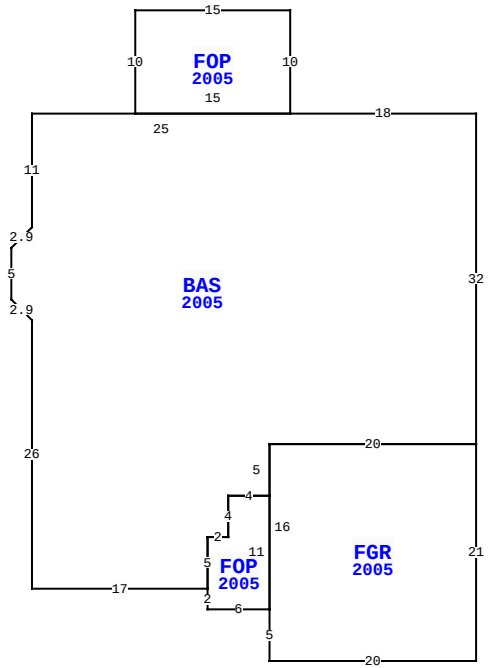
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,666	100	1,666	197,598
FGR	420	55	231	27,398
FOP	58	30	17	2,016
FOP	150	30	45	5,337
TOTALS	2,294		1,959	232,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,959	108.7408	129.13	252,966	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2013 Heated Area: 1666 HX Base Yr 2013



86334 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,349
TOTAL MARKET OB/XF VALUE		11,374
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,723
SOH/AGL Deduction		145,813
ASSESSED VALUE		162,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,910
TOTAL JUST VALUE		308,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515289	NEW CONSTR	124,453	01/05/2006
E15871	ELEC OTHER	2,000	09/01/2005
M10390	MECH OTHER	0	09/01/2005
P09911	OTHER	0	08/01/2005
R0507671	REPAIR/RRF	1,500	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1775/1378	1/20/2012	WD	Q	I	02	158,400
GRANTOR: FLOOD JOHN J & SUZANN						
GRANTEE: STAHALA HOWARD M &						
1500/0803	5/22/2007	WD	Q	I		225,900
GRANTOR: MCGEE JAMES L & KIMBE						
GRANTEE: FLOOD JOHN J & SUZA						

BUILDING NOTES

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	776.00	SF	5.20	5.20	100	2005	2005	3	87	3,511	
2	1242	WD DECK A	0	100	0	0	509.00	SF	10.00	10.00	100	2011	2011	3	55	2,800	
3	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	100	2009	2009	3	91	5,063	

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] N10 W15 S10 E15 $ W25 S11 D2 L2 S5 D2 R2 S26 E17 FOP=[YR=2005] S2 E6 FGR=[YR=2005] S5 E20 N21 W20 S16 $ N11 W4 S4 W2 S5 $ N5 E2 N4 E4 N5 E20 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,374

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	0003	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