

LOT 144
IN OR 1166/1475
MEADOWFIELD #3 PB 6/321-323

CRAWFORD LESTER L & KRYSTAL D
86055 MEADOWBROOK LANE
YULEE, FL 32097

2023

38-2N-27-1332-0144-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
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	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	2,023	100	2,023	209,833
FGR	506	55	278	28,835
FOP	57	30	17	1,763
FOP	176	30	53	5,497
FUS	706	100	706	73,229

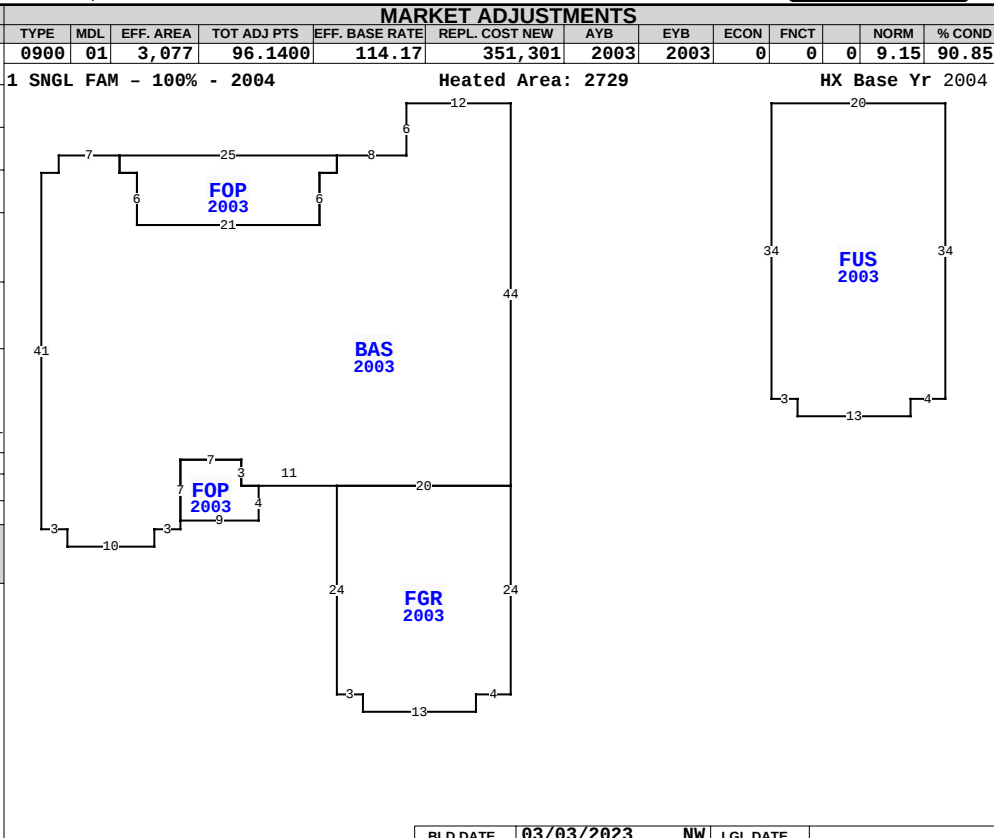
TOTALS 3,468 3,077 319,157

EXTRA FEATURES

L N	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	0812	CONCRETE C	0 100	0 0	1,218.00	SF	4.00	4.00	100	2003	2003	3	84	4,092	
2	0476	VF 6 SBPL	0 100	0 0	92.00	LF	32.00	32.00	100	2013	2013	3	87	2,561	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86055 MEADOWBROOK LN, YULEE

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

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,157
TOTAL MARKET OB/XF VALUE	6,653
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	390,810
SOH/AGL Deduction	190,227
ASSESSED VALUE	200,583
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	150,583
TOTAL JUST VALUE	390,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310953	NEW CONSTR	175,940	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/1475	8/29/2003	WD	Q	I		185,300

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: CRAWFORD LESTER & K

1152/1482 7/11/2003 WD U V 19 2,209,100

GRANTOR: ATLANTIC BUILDERS INC

GRANTEE: MATTAMY (JACKSONVIL)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 S6 W8 FOP=[YR=2003] W25 S2 E2 S6 E21 N6 E2 N2\$ S2 W2 S6 W21 N6 W2 N2 W7 S2 W2 S41 E3 S2 E10 N2 E3 N1 FOP=[YR=2003] E9 N4 W2 N3 W7 S7\$ N7 E7 S3 E11 FGR=[YR=2003] S24 E3 S2 E13 N2 E4 N24 W20\$ E20 N44\$ PTR= E30 FUS=[YR=2003] E20 S34 W4 S2 W13 N2 W3 N34 \$ W30 \$.