

LOT 145
IN OR 2082/1893
MEADOWFIELD #3 PB 6/321-323

PIHLBLAD JAMES E SR & MARY A
86071 MEADOWBROOK LANE
YULEE, FL 32097

2023

38-2N-27-1332-0145-0000



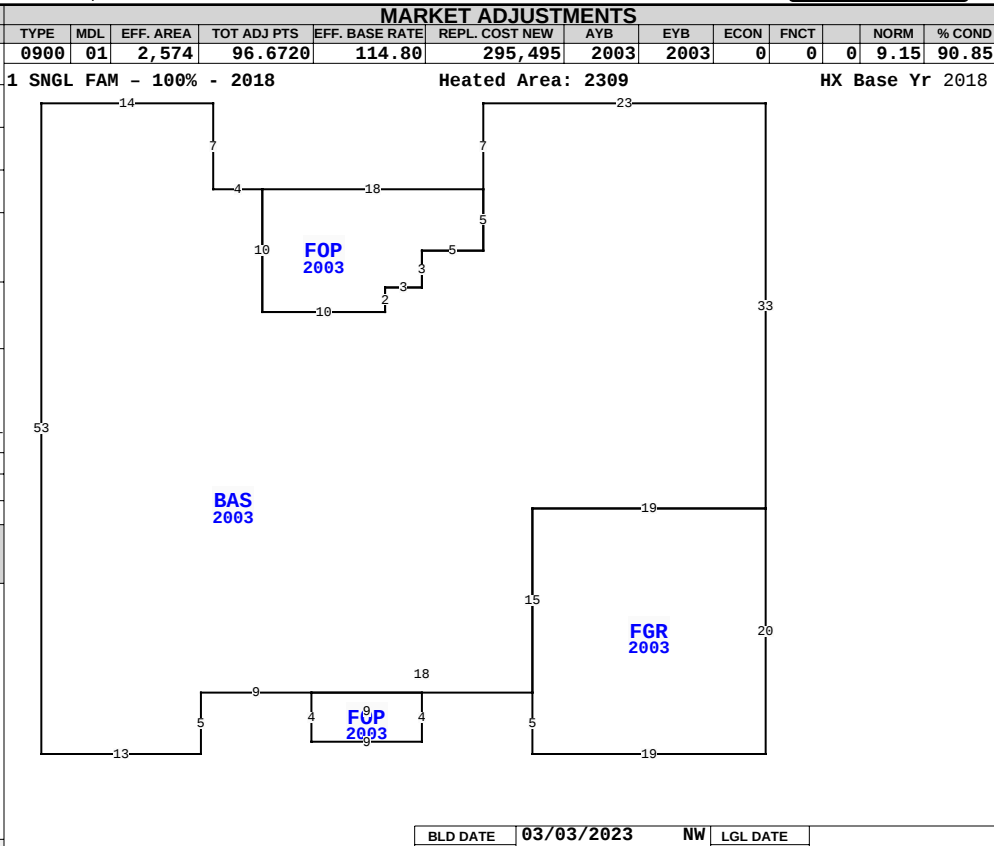
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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	2,309	100	2,309	240,819
FGR	380	55	209	21,798
FOP	36	30	11	1,147
FOP	149	30	45	4,693
TOTALS	2,874		2,574	268,457

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	791.00	SF	5.20	
3	0855	CONC PAVER	0 100	0	0	807.00	SF	10.00	
4	0866	POOL FIBER	0 100	0	0	152.00	SF	72.00	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
6	0911	SCRN RM A	0 100	0	0	672.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86071 MEADOWBROOK LN, YULEE				

TOTAL OB/XF									
37,499									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,457	
TOTAL MARKET OB/XF VALUE		37,499	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		370,956	
SOH/AGL Deduction		135,075	
ASSESSED VALUE		235,881	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		185,881	
TOTAL JUST VALUE		370,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005521	SCRN ENCL	4,860	08/18/2020
20004336	SWIM POOL	40,000	07/28/2020
17006834	ADDITION	0	01/01/2017
B0310996	NEW CONSTR	165,921	04/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2082/1893	10/31/2016	WD	Q	I	01
GRANTOR: SZYDIOWSKI CHRISTINE					
GRANTEE: PIHLBLAD JAMES E SR					
1464/0711	12/08/2006	WD	Q	I	
GRANTOR: BLAND HARRIS L & FABI					
GRANTEE: SZYDIOWSKI CHRISTIN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W23 S7 FOP=[YR=2003] S5 W5 S3 W3 S2 W10 N10 E18\$ S5 W5 S3 W3 S2 W10 W4 N7 W14 S53 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9\$ E18 FGR=[YR=2003] S5 E19 N20 W19 S15 \$ N15 E19 N33\$.					