BLOCK 4 LOT 11
YULEE HEIGHTS SUB PB 3/47A

MEEKS SHAWN FRANCIS
86462 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

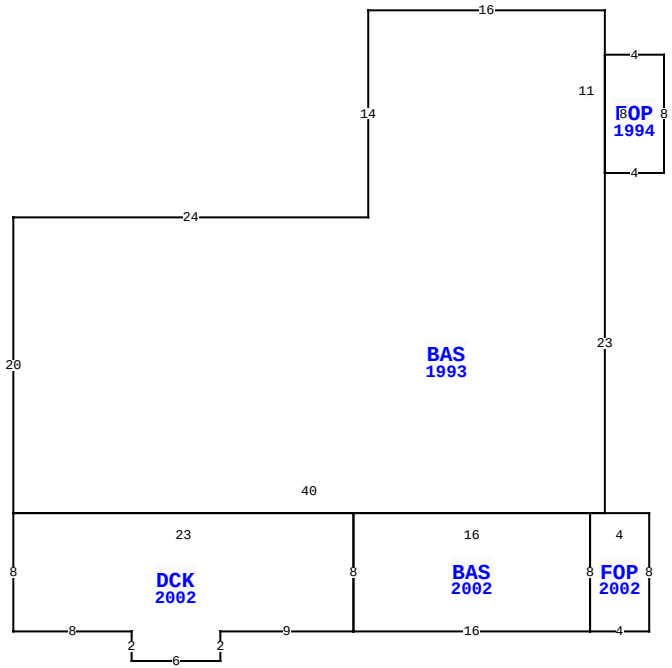
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	80,291
BAS	128	100	128	10,037
DCK	196	10	20	1,569
FOP	32	30	10	784
FOP	32	30	10	784
TOTALS	1,412		1,192	93,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	105.3000	95.03	113,276	1962	1985	0	0	0	17.49	82.51

1 SINGLE FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



86462 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		93,464
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		143,944
SOH/AGL Deduction		0
ASSESSED VALUE		143,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,944
TOTAL JUST VALUE		143,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1077	CHNGE SRVC	100	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1774	11/24/2021	WD	U	I	11	100
GRANTOR: MEEKS ROBERT J & ANGE						
GRANTEE: MEEKS SHAWN FRANCIS						
1870/0624	7/19/2013	SW	Q	I	02	77,000
GRANTOR: COMMUNITY FIRST CREDI						
GRANTEE: MEEKS ROBERT J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S14 W24 S20 DCK=[YR=2002] S8 E8 S2 E6 N2 E9 BAS=[YR=2002] E16 FOP=[YR=2002] E4 N8 W4 S8$ N8 W16 S8$ N8 W23$ E40 N23 FOP=[YR=1994] E4 N8 W4 S8$ N11$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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-2	125.00	120.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS