

PT OF LOTS 7 & 10 (S-1) &
PT OF LOTS 7 8 & 10 (S-2)
PT ABDN R/W OR 39/98

BENARD CHRISTOPHER GLENN & KRISTY MARIE
86101 STILL MEADOW LANE
YULEE, FL 32097

2024

04-2N-27-4300-0020-0071



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	255,578
TOTALS	2,560		2,560	255,578

TOTALS		2,560		2,560		255,578	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	33	32	
</							

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2			
0100	01	2,560	112.5120	106.89	273,638	2009	2009	0	0	0	93.40	4			
1 SINGLE FAM - 100% - 2020												VALUATION SUMMARY			
Heated Area: 2560												STANDARD			
HX Base Yr 2020												Tax Group: 4			
												Tax Dist:			
												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

86101 STILL MEADOW LN, YULEE												BLD DATE	03/23/2010	KK	LGL DATE	
												XF DATE			LAND DATE	
												INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272, 343	
TOTAL MARKET OB/XF VALUE		845	
TOTAL LAND VALUE - MARKET		60, 000	
TOTAL MARKET VALUE		333, 188	
SOH/AGL Deduction		78, 055	
ASSESSED VALUE		255, 133	
TOTAL EXEMPTION VALUE		HX HB 50, 000	
BASE TAXABLE VALUE		205, 133	
TOTAL JUST VALUE		333, 188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322, 095	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W64 S40 E64 N40S.	

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		10	STEEL FRME 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		07	NONE 100	
Interior Floor		03	CONC FINSH 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		05	STEEL 100	
Stories		1.	1. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	16,765
TOTALS	960		960	16,765

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	960	59.4000	20.79	19,958	2010	2010	0	0	0	16.00	84.00	

2 GARAGE RES - 100% - 2020

Heated Area: 960

HX Base Yr 2020