BLOCK 21 LOTS 7 & 10
OR 241/700
TOWN OF YULEE-SNOWBALL

SPIVEY JOHN H JR & KATHIE
86116 STILL MEADOW LANE
YULEE, FL 32097-8601

2024

04-2N-27-4300-0021-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

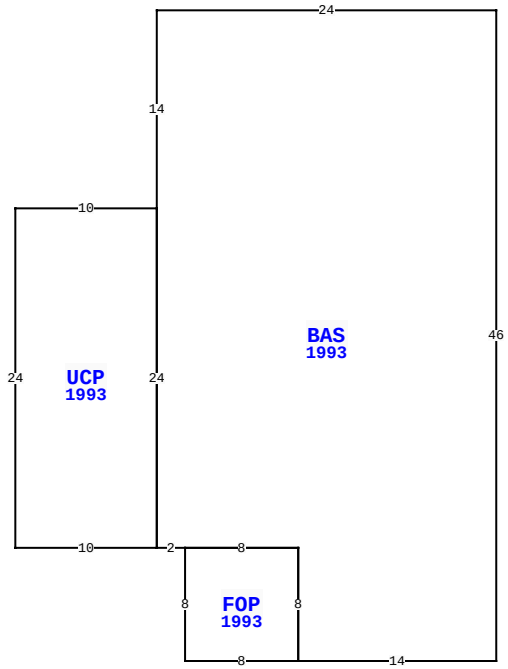
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	79,099
FOP	64	30	19	1,468
UCP	240	20	48	3,708
TOTALS	1,328		1,091	84,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,091	100.7000	95.66	104,365	1958	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1024 HX Base Yr



86116 STILL MEADOW LN, 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		84,275
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		164,275
SOH/AGL Deduction		133,538
ASSESSED VALUE		30,737
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,737
TOTAL JUST VALUE		164,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,009

MISC ALUMN CRPT & STRG SHEDS = NV : KW 7/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0241/0700	6/01/1977	WD	U	I		8,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S14 UCP=[YR=1993] W10 S24 E10 N24 $ S24 E2
FOP=[YR=1993] S8 E8 N8 W8 $ E8 S8 E14 N46 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-	2143.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS