



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	140,779
BAS	224	100	224	28,668
FOP	76	30	23	2,944
FOP	124	30	37	4,735
FST	36	55	20	2,559
TOTALS	1,560		1,404	179,685

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	0	0	L	W	87	9	UNITS	783.00	UT	Adj R	5.20	ADJ UNIT PRICE	5.20	ORIG COND	100	YEAR ON	1987	YEAR ACTUAL	1987	Q	3	% COND	52	OB/XF MKT VALUE	2,117	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,404	146.4320	139.11	195,310	1987	2007	0	0	0	8.00	92.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1324													
HX Base Yr													

86071 SPRING MEADOW AVE, YULEE	BLD DATE	03/16/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	0811	CONCRETE B	0	0	87	9			5.20	100	1987	1987	3	52	2,117	

TOTAL OB/XF																2,117
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
1	000100	C	SFR	0	0006	RSF	1100.00	301.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		179,685			
TOTAL MARKET OB/XF VALUE		2,117			
TOTAL LAND VALUE - MARKET		70,000			
TOTAL MARKET VALUE		251,802			
SOH/AGL Deduction		733			
ASSESSED VALUE		251,069			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		251,069			
TOTAL JUST VALUE		251,802			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		228,245			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002682	REPAIR/RRF	11,000	02/17/2022
B23583	XF0B	5,995	05/01/2010
B985402	REMODEL	0	09/01/1998
4180	NEW CONSTR	36,360	06/17/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/0561	1/28/2022	WD	Q	I	01	286,000	
GRANTOR: HOWARD MICHAEL DAVID							
GRANTEE: BAUMANN VALERIE EVE							
2359/1091	5/06/2020	WD	U	I	16	100	
GRANTOR: GARRISON HEATHER F/K/							
GRANTEE: LONG DERRICK R							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W46 FOP=[YR=1993] W5 FST=[YR=1993] W9 S4 E9 N4\$ S4 W9 S4 BAS=[YR=1998] S16 E14 FOP=[YR=1993] S6 E20 N6 W2 N1 W4 S1 W14\$ N16 W14\$ E14 N8\$ S24 E14 N1 E4 S1 E28 N24\$.															