LOT 6
IN OR 2119/936
SPRING MEADOW PB 5/142

HOLLIDAY WILLIAM D & SARAH K
86093 SPRING MEADOW ROAD
YULEE, FL 32097

2024

09-2N-27-1950-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

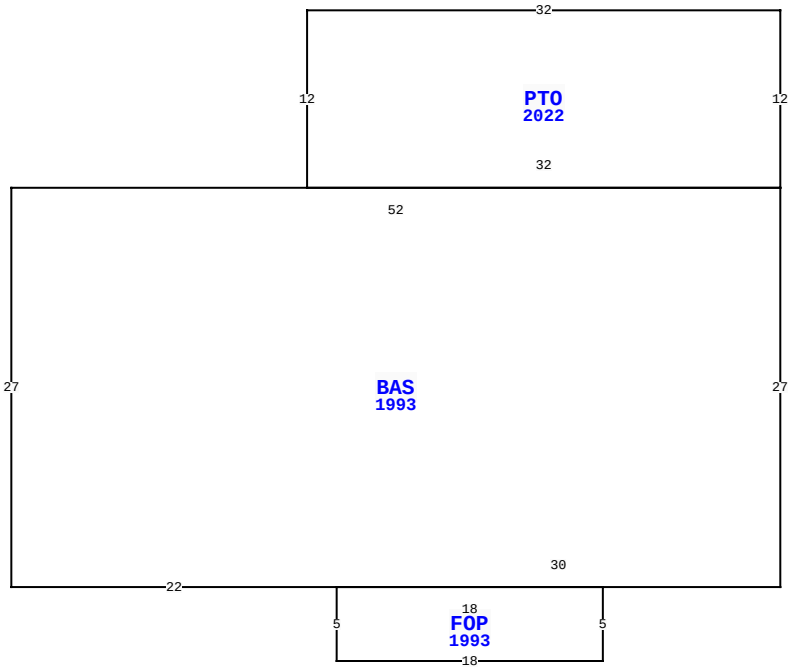
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	148,070
FOP	90	30	27	2,848
PTO	384	5	19	2,003
TOTALS	1,878		1,450	152,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	130.9880	124.44	180,438	1991	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1404 HX Base Yr



86093 SPRING MEADOW AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,757
TOTAL MARKET OB/XF VALUE	5,371
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	240,128
SOH/AGL Deduction	21,995
ASSESSED VALUE	218,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,133
TOTAL JUST VALUE	240,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015099	MODULAR METAL GAR	16,318	10/10/2022
P1316343	TANKLESS	0	01/01/2013
B0007124	XFOB	324	05/01/2000
B996700	SWIM POOL	17,000	12/01/1999
6963	NEW CONSTR	49,000	01/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/0936	5/01/2017	WD	Q	I	01	169,000
GRANTOR: BIGELOW KAYLEIGH						
GRANTEE: HOLLIDAY WILLIAM D						
2112/0967	3/21/2017	QC	U	I	11	100
GRANTOR: KING RUSTY J & KALEIG						
GRANTEE: BIGELOW KAYLEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E22 FOP=[YR=1993] S5 E18 N5 W18$ E30 N27$ PTO=[YR=2022] N12 W32 S12 E32$.

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	0811	CONCRETE B	0	0	0	0	906.00	SF	5.20	5.20	100	1991	1991	3	62	2,921	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 5,371

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	0		RSF-1	100.00	301.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 06/13/2024 BY KWX Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	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

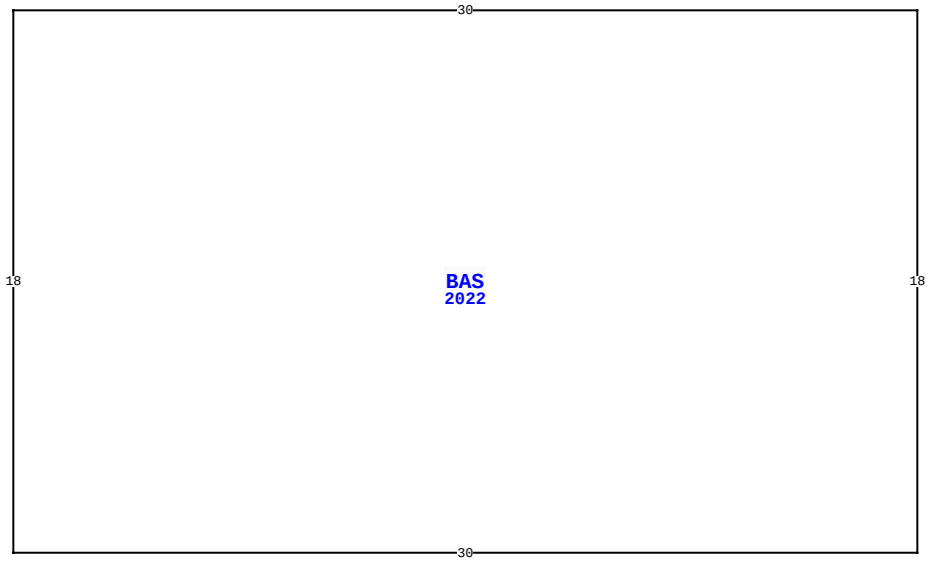
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	11,836
TOTALS	540		540	11,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	22.14	11,956	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 540 HX Base Yr



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TOTAL JUST VALUE	240,128
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,315

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GRANTEE: HOLLIDAY WILLIAM D						
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GRANTOR: KING RUSTY J & KALEIG						
GRANTEE: BIGELOW KAYLEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S18 E30 N18$.

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

REVIEW DATE 06/13/2024 BY KWX Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS