

LOT 7
IN OR 1323/1726
SPRING MEADOW PB 5/142

GRIGG PATRICIA R &/BOWER AUDRA G
86113 SPRING MEADOW AVE
YULEE, FL 32097

2024

09-2N-27-1950-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		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	

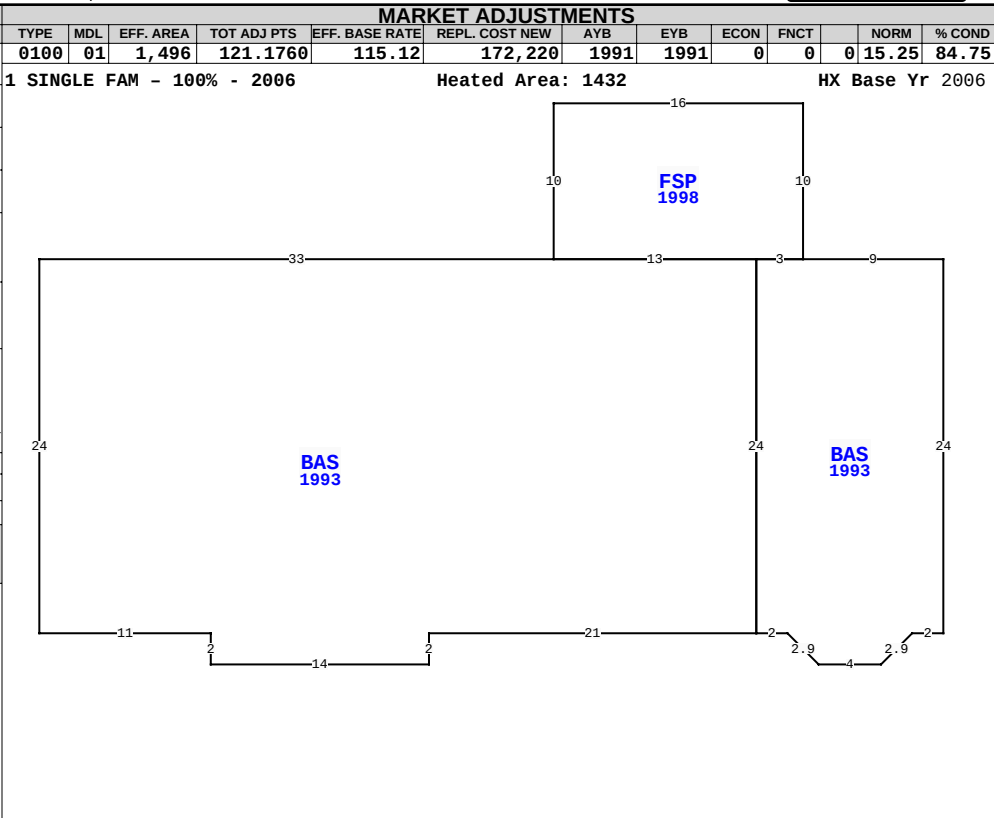
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	29,269
BAS	1,132	100	1,132	110,443
FSP	160	40	64	6,244

TOTALS	1,592		1,496	145,956
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	1,296.00	SF	6.50	6.50	100	1991
2	0845	KOOL DECK	0 100	0	0	465.00	SF	7.25	7.25	100	1994
3	0861	POOL GUNIT	0 100	28	16	448.00	SF	85.00	85.00	100	1994
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
5	0810	CONCRETE A	0 100	7	9	63.00	SF	6.50	6.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF	1100.00	301.00	1.00	LT	1.00

REVIEW DATE 06/13/2024 BY KWX



86113 SPRING MEADOW AVE, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
18,273											
18,273											

Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		145,956	
TOTAL MARKET OB/XF VALUE		18,273	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		234,229	
SOH/AGL Deduction		113,185	
ASSESSED VALUE		121,044	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		71,044	
TOTAL JUST VALUE		234,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804889	ADDITION	1,800	06/01/1998
7584	NEW CONSTR	53,031	10/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1323/1726	6/08/2005	WD Q	I			155,000	
GRANTOR: KIRKUS TONY J & DENIS							
GRANTEE: GRIGG PATRICIA R &							
0644/0739	12/18/1991	WD Q	I			62,200	
GRANTOR: NORTH POINT CONSTR							
GRANTEE: KIRKUS TONY & DENIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-25,0] W33 S24 E11 S2 E14 N2 E21 N24 W13 \$											
BAS=[YR=1993;ORIG=0,0] W9 W3 S24 E2 D2R2 E4 U2R2 E2 N24 \$											
FSP=[YR=1998;ORIG=-9,0] N10 W16 S10 E13 E3 \$											

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