LOT 1
IN OR 1008/1846
SPRING MEADOWS #2 PB 5/363

JONES CAROLYN
86159 SPRING MEADOW AV
YULEE, FL 32097

2024

09-2N-27-1951-0001-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	15	HARDTILE 30
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

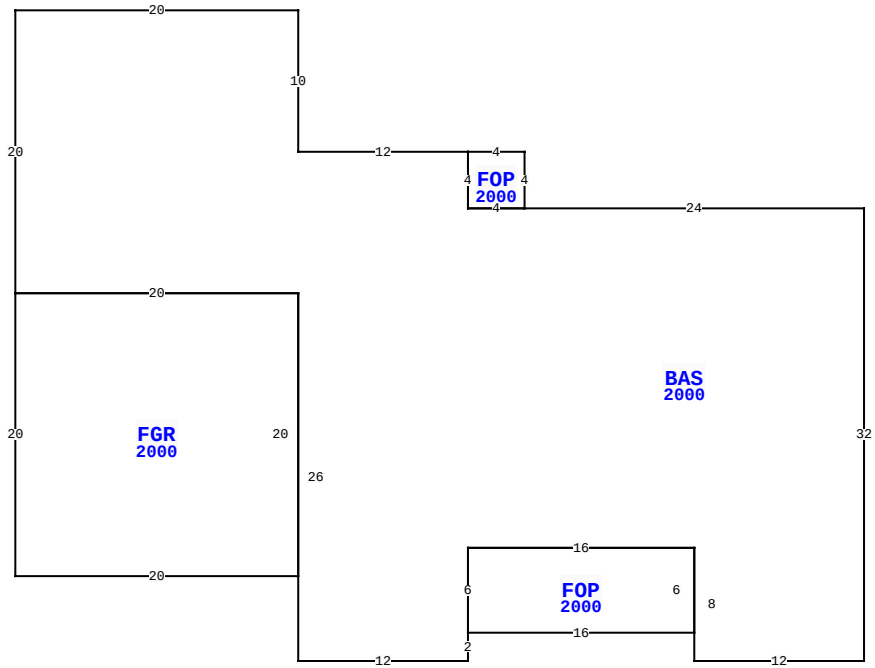
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	161,269
FGR	400	55	220	22,174
FOP	16	30	5	504
FOP	96	30	29	2,923
TOTALS	2,112		1,854	186,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	119.5502	113.57	210,559	2000	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1600 HX Base Yr 2002



86159 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,871
TOTAL MARKET OB/XF VALUE		9,568
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		266,439
SOH/AGL Deduction		130,561
ASSESSED VALUE		135,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,878
TOTAL JUST VALUE		266,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007051	NEW CONSTR	80,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/1846	9/21/2001	WD	Q	I		127,000
GRANTOR: PENNYWORTH HOMES INC						
GRANTEE: JONES CAROLYN						
0919/1972	2/15/2000	WD	U	V	19	23,500
GRANTOR: HINTON ROBERT J						
GRANTEE: PENNYWORTH HOMES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 FOP=[YR=2000] N4 W4 S4 E4$ W4 N4 W12 N10 W20 S20 FGR=[YR=2000] S20 E20 N20 W20$ E20 S26 E12 N2 FOP=[YR=2000] E16 N6 W16 S6$ N6 E16 S8 E12 N32$.

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	100	0	0	1,292.00	SF	5.20	5.20	100	2000	2000	3	79	5,308	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
3	0472	VF 2 RAIL	0	100	0	0	160.00	LF	15.00	15.00	100	2001	2001	3	55	1,320	

LAND DESCRIPTION

TOTAL OB/XF 9,568

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS