LOT 7 & E1/2 OF LOT 8 (S-2)
IN OR 1567/328
SPRING MEADOWS #2 PB 5/363

DUNN JAIME L
86256 SPRING MEADOW AVE
YULEE, FL 32097

2024

09-2N-27-1951-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

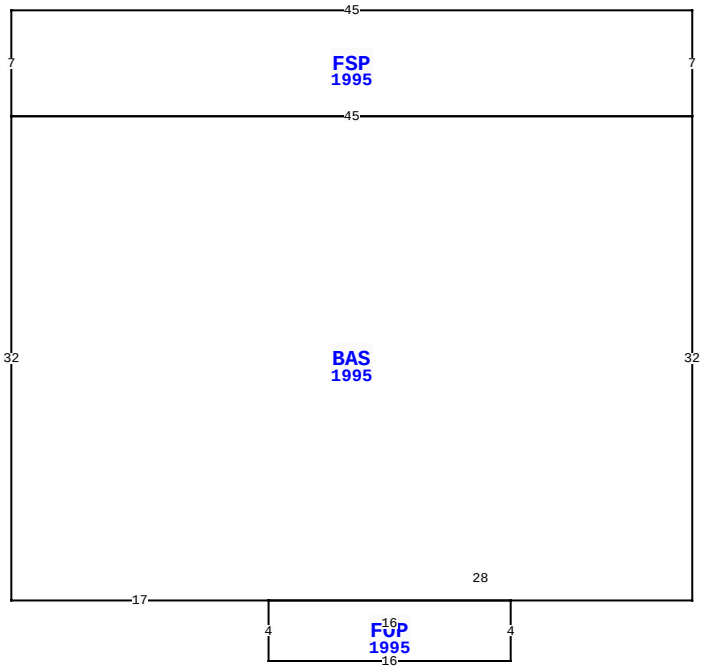
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,440	100	1,440	142,354
FOP	64	30	19	1,878
FSP	315	40	126	12,456
TOTALS	1,819		1,585	156,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	121.0000	114.95	182,196	1995	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1440 HX Base Yr 2004



86256 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		165,774
TOTAL MARKET OB/XF VALUE		11,129
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		271,403
SOH/AGL Deduction		127,498
ASSESSED VALUE		143,905
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,905
TOTAL JUST VALUE		271,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906110	GARAGE	25,000	05/01/1999
95-01880	NEW CONSTR	60,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/0328	5/19/2008	QC	U	I	06	100
GRANTOR: QUATTLEBAUM JAMES H						
GRANTEE: DUNN JAIME L						
1556/1349	3/20/2008	QC	U	I	01	100
GRANTOR: DUNN ERIC & JAIME & J						
GRANTEE: DUNN JAIME L & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W45 S7 BAS=[YR=1995] S32 E17 FOP=[YR=1995] S4 E16 N4 W16$ E28 N32 W45$ E45 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1995	1995	3	20	240	
3	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	1995	1995	3	23	1,987	
4	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	23	552	
5	0812	CONCRETE C	0	100	0	0	1,836.00	SF	4.00	4.00	100	1999	1999	3	77	5,655	

LAND DESCRIPTION

TOTAL OB/XF 11,129

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	1.50	LT		1.00	1.00	0.90	70,000.00	63,000.00	94,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

09-2N-27-1951-0007-0000

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

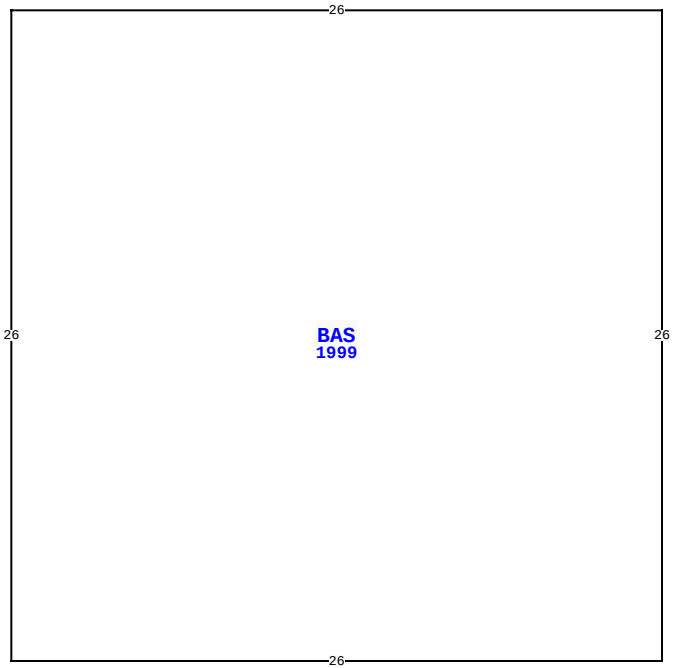
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4049.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	9,085
TOTALS	676		676	9,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	64.0000	22.40	15,142	1999	1999	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2004 Heated Area: 676 HX Base Yr 2004



86256 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023	NW	LGL DATE
XF DATE			LAND DATE
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NASSAU COUNTY PROPERTY

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1556/1349	3/20/2008	QC	U	I	01	100
GRANTOR: DUNN ERIC & JAIME & J						
GRANTEE: DUNN JAIME L & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 S26 E26 N26$.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/06/2024 BY SYS