LOT 9 & W1/2 OF LOT 8
SPRING MEADOWS #2 PB 5/363

MORGAN JOHN CANNON & APRIL DAWN
86220 SPRING MEADOW AVENUE
YULEE, FL 32097

2024

09-2N-27-1951-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

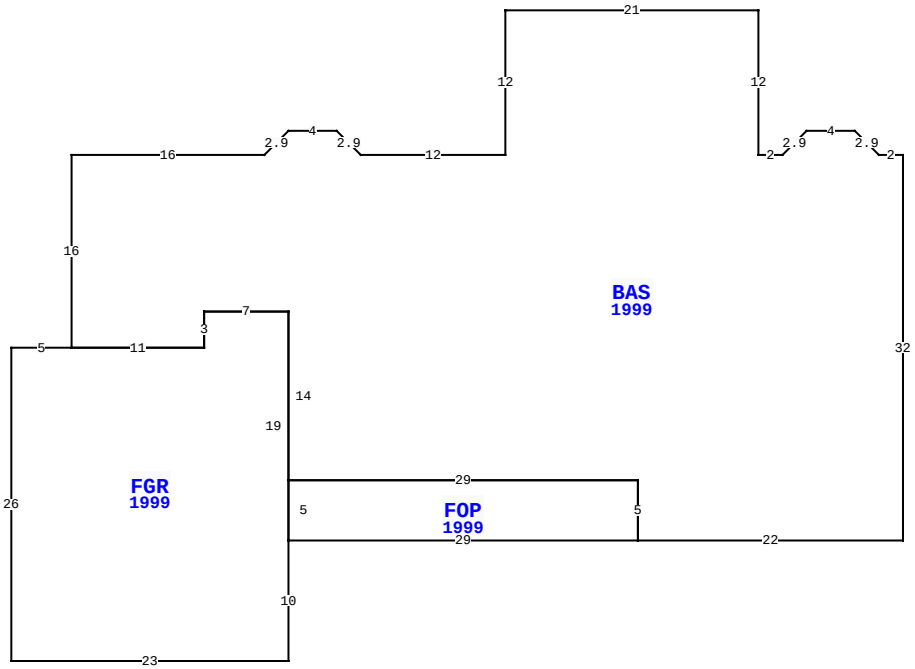
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,030	100	2,030	189,049
FGR	619	55	340	31,663
FOP	145	30	44	4,098
TOTALS	2,794		2,414	224,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,414	119.5502	113.57	274,158	1999	1999	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2030 HX Base Yr 2022



86220 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		224,810
TOTAL MARKET OB/XF VALUE		10,069
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		329,379
SOH/AGL Deduction		61,867
ASSESSED VALUE		267,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,512
TOTAL JUST VALUE		329,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905923	ADDITION	1,280	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/1641	11/15/2019	WD	Q	I	01	285,000
GRANTOR: LEGGETT KENNETH A & P						
GRANTEE: MORGAN JOHN CANNON						
1981/1541	5/22/2015	WD	Q	I	02	199,900
GRANTOR: PEEK CHERI J						
GRANTEE: LEGGETT KENNETH ALA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 U2 L2 W4 L2 D2 W2 N12 W21 S12 W12 U2 L2 W4 D2 L2 W16 S16 FGR=[YR=1999] W5 S26 E23 N10
FOP=[YR=1999] E29 N5 W29 S5 $ N19 W7 S3 W11 $ E11 N3 E7 S14 E29 S5 E22 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	0812	CONCRETE C	0	100	0	0	3,269.00	SF	4.00	4.00	100	1999	1999	3	77	10,069	

LAND DESCRIPTION

TOTAL OB/XF 10,069

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