



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

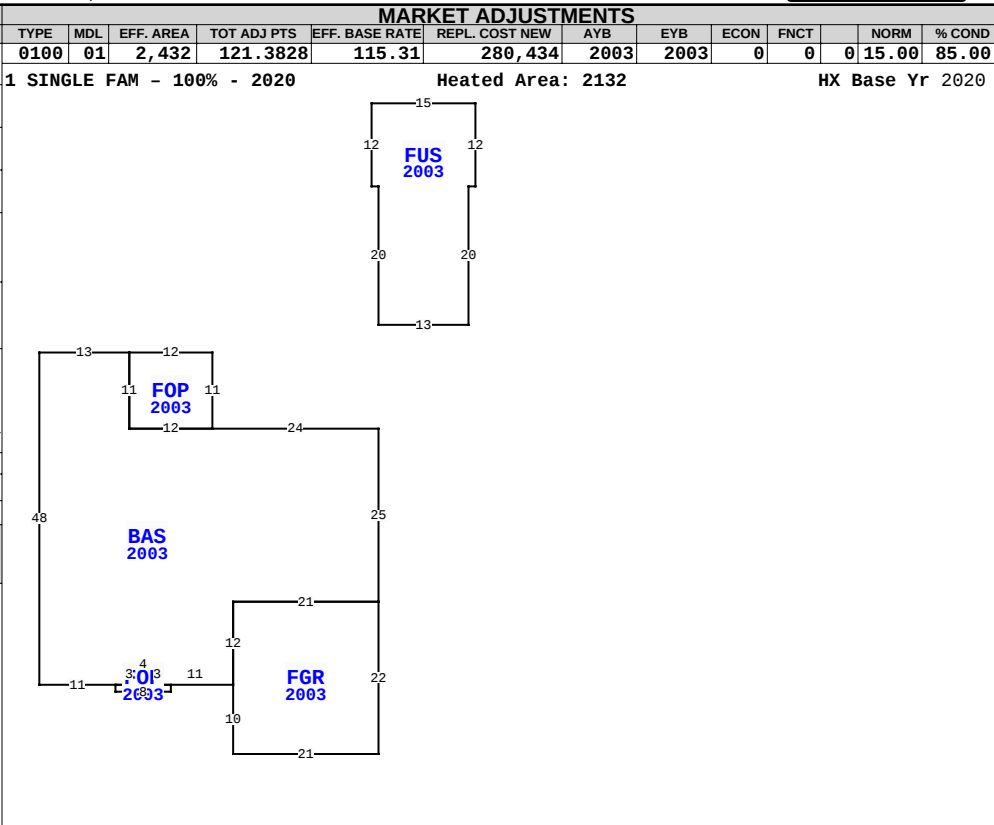
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1,692	165,839
FGR	462	55	254	24,896
FOP	20	30	6	588
FOP	132	30	40	3,920
FUS	440	100	440	43,126

TOTALS	2,746		2,432	238,369
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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	1127	BRICK 8"	0 100	0	0	28.00	SF	11.00	11.00	100	2003
2	0812	CONCRETE C	0 100	0	0	1,857.00	SF	4.00	4.00	100	2003
3	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2013
4	0845	KOOL DECK	0 100	0	0	440.00	SF	7.25	7.25	100	2013
5	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2013

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	0006	RSF-1	0.00	0.00	1.00	LT	1.00



86148 SPRING MEADOW AVE, YULEE	BLD DATE 03/16/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
31,367											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,369	
TOTAL MARKET OB/XF VALUE		31,367	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		339,736	
SOH/AGL Deduction		59,166	
ASSESSED VALUE		280,570	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		230,570	
TOTAL JUST VALUE		339,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327223	SWIM POOL	26,000	05/01/2013
B0310748	NEW CONSTR	149,196	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2302/0684	8/30/2019	WD Q	I	01	
GRANTOR: DICKINSON HOMER D & T					
GRANTEE: MITCHELL CAITLIN D					
1030/0760	1/11/2002	WD U	V	06	100
GRANTOR: HINTON ROBERT J					
GRANTEE: DICKINSON HOMER D &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W24 FOP=[YR=2003] N11 W12 S11 E12\$ W12 N11 W13 S48 E11 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 FGR=[YR=2003] S10 E21 N22 W21 S12\$ N12 E21 N25\$ PTR=N15 FUS=[YR=2003] N20 W1 N12 E15 S12 W1 S20 W13\$ S15\$.											