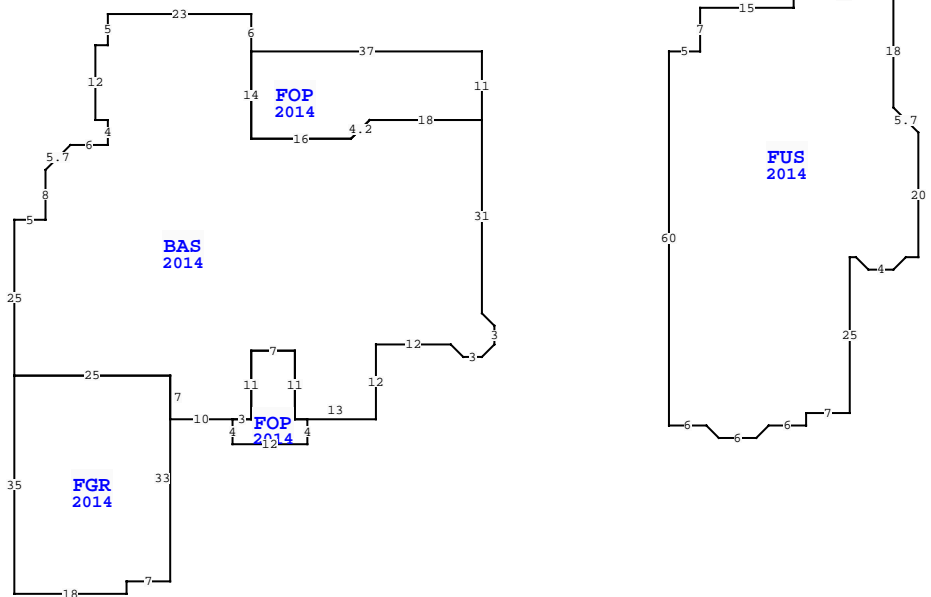


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,397	100	3,397
FGR	861	55	474
FOP	125	30	38
FOP	460	30	138
FUS	2,322	100	2,322
SUBAREA MARKET VALUE			
BAS	465,598		
FGR	64,967		
FOP	5,209		
FOP	18,915		
FUS	318,257		
TOTALS	7,165		6,369
			872,945

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,369	114.8122	143.52	914,079	2007	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2015										Heated Area: 5719	HX Base Yr 2015



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		872,945	
TOTAL MARKET OB/XF VALUE		184,744	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		1,282,689	
SOH/AGL Deduction		297,246	
ASSESSED VALUE		985,443	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		935,443	
TOTAL JUST VALUE		1,282,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,223,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009269	POOL ENCL	20,416	07/20/2023
22005400	GARAGE	22,993	04/07/2022
21014902	SWIM POOL	123,720	10/28/2021
B0719428	CO ISSUED	0	08/14/2014
E19588	ELEC OTHER	5,000	07/01/2007
M12884	MECH OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/1665	9/25/2020	WD	U	I	11	100
GRANTOR: STEWART JEFFREY D						
GRANTEE: STEWART NICOL M & J						
1948/1246	9/03/2014	QC	U	V	11	100
GRANTOR: MATEER JOHN & ANDREA						
GRANTEE: STEWART JEFFREY D						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE
1	0812	CONCRETE C	0	100	0	0	4,461.00	SF	4.00	4.00	100	2014	2014	3	95	16,952			03/18/2024
2	0300	BOAT DCK W	0	100	0	0	2,005.00	SF	40.00	40.00	100	2015	2015	3	78	62,556			MLU
3	0303	FLT DOCK W	0	100	15	10	150.00	SF	26.00	26.00	100	2015	2015	3	78	3,042			
4	0310	AL GANG WY	0	100	0	0	14.00	LF	115.00	115.00	100	2015	2015	3	70	1,127			
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	70	1,750			
6	0317	DCK PLNG W	0	100	0	0	5.00	UT	1,000.00	1,000.00	100	2015	2015	3	70	3,500			
7	0350	CARPORIT WD	0	100	24	10	240.00	SF	13.00	13.00	100	2015	2015	3	70	2,184			
8	0861	POOL GUNIT	0	100	33	16	528.00	SF	85.00	85.00	100	2022	2022	3	98	43,982			
9	0911	SCRN RM A	0	100	0	0	1,648.00	SF	17.50	17.50	100	2022	2022	3	97	27,975			
10	0855	CONC PAVER	0	100	0	0	1,120.00	SF	10.00	10.00	100	2022	2022	3	100	11,200			
TOTALS															174,268				

BUILDING NOTES									
86031 MEADOWFIELD BLUFFS RD, YULEE									

BUILDING DIMENSIONS									
FOP=[YR=2014] W37 BAS=[YR=2014] N6 W23 S5 W2 S12 E2 S4 W6 D4 L4 S8 W5 S25 FGR=[YR=2014] S35 E18 N2 E7 N33 W25 \$ E25 S7 E10 FOP=[YR=2014] S4 E12 N4 W2 N11 W7 S11 W3 \$ E3 N11 E7 S11 E13 N12 E12 D2 R2 E3 U2 R2 N3 U2 L2 N31 W18 D3 L3 W16 N14 \$ S14 E16 U3 R3 E18 N11 \$ PTR =E30 FUS=[YR=2014] E5 N7 E15 N2 E16 S18 D4 R4 S20 W2 D2 L2 W4 U2 L2 W1 S25 W7 S2 W6 D2 L2 W6 U2 L2 W6 N60 \$ W30 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																	
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11	0940	SHEDS/PORT	0 100	24	15	360.00	SF	30.00	30.00	100	2022	2022	3	97	10,476																																																																																																																																																																																																																																																																																																						
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REVIEW DATE 11/07/2022 BY NW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19428	NEW CONSTR	463,716	02/01/2007
P12165	OTHER	0	02/01/2007
R10073	REPAIR/RRF	20,000	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2396/1665	9/25/2020	WD	U	I	11	100	
GRANTOR: STEWART JEFFREY D							
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1948/1246	9/03/2014	QC	U	V	11	100	
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BUILDING NOTES									

BUILDING DIMENSIONS									