LOT 5
LOFTON RESERVE PB 7/163

YU TERRY T/KUO STELLA P
86027 MEADOWFIELDS BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-127R-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86013 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,115
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	227,115
SOH/AGL Deduction	4,756
ASSESSED VALUE	222,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,359
TOTAL JUST VALUE	227,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1674	10/13/2020	WD	Q	I	01	230,000
GRANTOR: ELKHILL DAWN						
GRANTEE: YU TERRY T & STELLA						
2302/1744	9/10/2019	SW	Q	I	02	195,000
GRANTOR: DOG RIVER LLC						
GRANTEE: ELKHILL DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1996	1996	3	72	2,115	

LAND DESCRIPTION

TOTAL OB/XF 2,115

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	000130	C	SFR WATER	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS