

LOT 3
IN OR 1292/113
MEADOWFIELD BLUFFS PB 5/105

MCDONOUGH JOHN P & MARTHA
86479 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

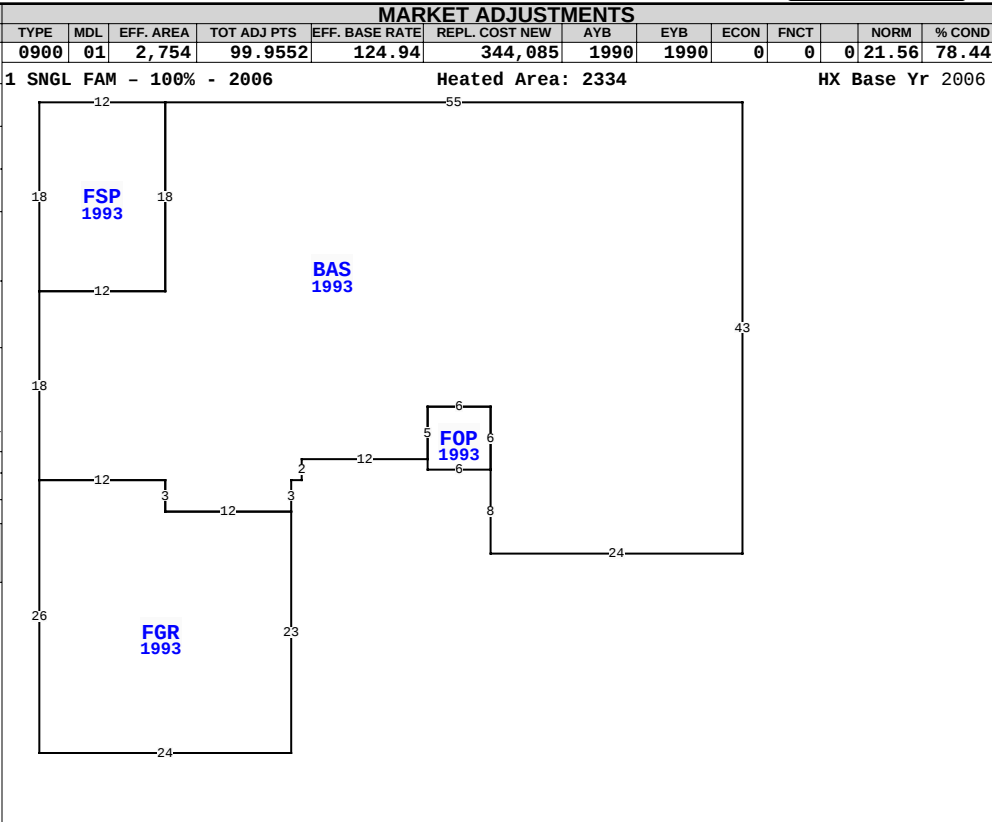
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	228,739
FGR	588	55	323	31,655
FOP	36	30	11	1,078
FSP	216	40	86	8,428

TOTALS	3,174		2,754	269,900
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,031.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	355.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0858	SCULP CONC	0	100	63	3	189.00	SF	13.00	13.00	
5	0300	BOAT DCK W	0	100	0	0	260.00	SF	40.00	40.00	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	
7	0475	VF 4 SBPL	0	100	0	0	103.00	LF	14.00	14.00	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
9	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
15,882											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,900	
TOTAL MARKET OB/XF VALUE		15,882	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		510,782	
SOH/AGL Deduction		184,973	
ASSESSED VALUE		325,809	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		275,809	
TOTAL JUST VALUE		510,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,199	

16X16 WD CRPT IS BOAT COVER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25770	REPAIR/RRF	13,690	03/01/2012
6168	NEW CONSTR	116,832	12/15/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0113	2/01/2005	WD	Q	I		440,000
GRANTOR: JOHNSTON JANICE						
GRANTEE: MCDONOUGH JOHN P &						
0565/0386	3/14/1989	WD	Q	V		52,000
GRANTOR: SID HIGGINBOTHAM BLD						
GRANTEE: JOHNSTON DUELL & J						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W55 S18 W12 S18 E12 S3 E12 N3 E1 N2 E12 N5 E6 S6 S8 E24 N43 \$											
FGR=[YR=1993;ORIG=-67,36] S26 E24 N23 W12 N3 W12 \$											
FSP=[YR=1993;ORIG=-55,0] W12 S18 E12 N18 \$											
FOP=[YR=1993;ORIG=-30,34] S1 E6 N6 W6 S5 \$											