LOT 4
IN OR 2070/1750
MEADOWFIELD BLUFFS PB 5/105

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

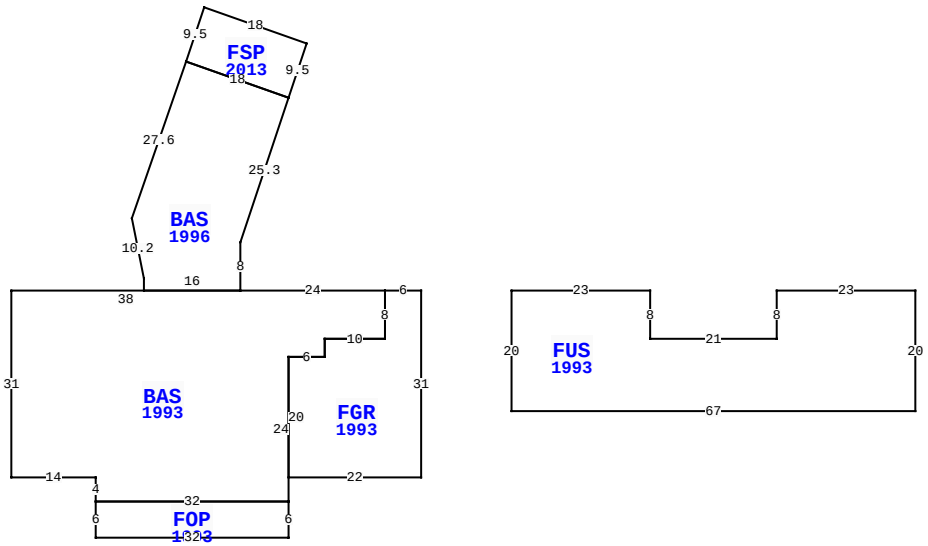
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,700	100	1,700	186,572
BAS	646	100	646	70,897
FGR	536	55	295	32,376
FOP	192	30	58	6,366
FSP	171	40	68	7,463
FUS	1,172	100	1,172	128,625
TOTALS	4,417		3,939	432,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,939	100.9755	126.22	497,181	1987	2005	0	0	0	13.05	86.95

1 SNGL FAM – 100% - 2018 Heated Area: 3518 HX Base Yr 2018



86475 MEADOWFIELD BLUFFS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		472,412
TOTAL MARKET OB/XF VALUE		28,497
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		725,909
SOH/AGL Deduction		241,186
ASSESSED VALUE		484,723
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,723
TOTAL JUST VALUE		725,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003523	REMODEL	57,000	04/21/2017
B017959	REMODEL	14,435	02/01/2001
95-02294	ADDITION	32,680	10/01/1995
3655	NEW CONSTR	66,300	01/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1750	9/09/2016	WD	Q	I	01	560,000
GRANTOR: HORTON OLIVER R & SAN						
GRANTEE: OHANESIAN DIANA L &						
0552/1153	9/21/1988	WD	Q	I		149,500
GRANTOR: SID HIGGINBOTHAM						
GRANTEE: HORTON OLIVER R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W24 BAS=[YR=1996] N8 R8 U24 FSP=[YR=2013] U9 R3 L17 U6 D9 L3 D6 R17 $ U6 L17 D26 L9 D10 R2 S2 E16$ W38 S31 E14 S4 FOP=[YR=1993] S6 E32 N6 W32$ E32 N24 E6 N3 E10 N8$ S8 W10 S3 W6 S20 E22 N31$ PTR= E15 FUS=[YR=1993] E23 S8 E21 N8 E23 S20 W67 N20$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	1,958.00	SF	4.00	4.00	100	1987	1987	3	52	4,073	
3	0300	BOAT DCK W	0	100	0	0	308.00	SF	40.00	40.00	100	1992	1992	3	20	2,464	
4	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	1996	1996	3	72	2,419	
5	0920	CWALL-WD/M	0	100	0	0	98.00	LF	390.00	390.00	100	1998	1998	3	20	7,644	
6	0300	BOAT DCK W	0	100	0	0	662.00	SF	40.00	40.00	100	2001	2001	3	29	7,679	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2001	2001	3	20	500	
8	0855	CONC PAVER	0	100	84	3	252.00	SF	10.00	10.00	100	2001	2001	3	80	2,016	
9	0754	FOP	0	100	14	11	154.00	SF	15.00	15.00	100	2001	2001	3	20	462	

LAND DESCRIPTION

TOTAL OB/XF 28,497

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	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							

REVIEW DATE 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

LOT 4
IN OR 2070/1750
MEADOWFIELD BLUFFS PB 5/105

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

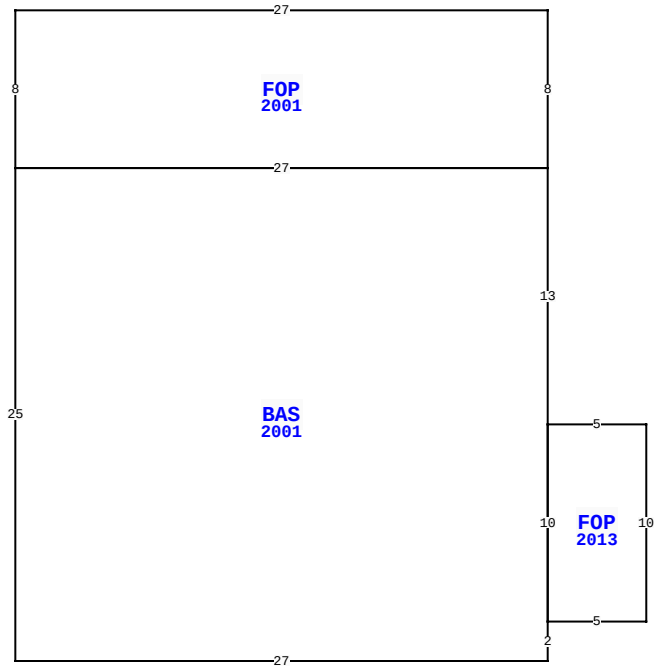
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	675	100	675	35,863
FOP	216	30	65	3,454
FOP	50	30	15	797
TOTALS	941		755	40,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	755	115.5000	57.75	43,601	2001	2006	0	0	0	8.00	92.00

2 ACCESORY U – 100% - 2018 Heated Area: 675 HX Base Yr 2018



86475 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		472,412
TOTAL MARKET OB/XF VALUE		28,497
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		725,909
SOH/AGL Deduction		241,186
ASSESSED VALUE		484,723
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,723
TOTAL JUST VALUE		725,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1750	9/09/2016	WD	Q	I	01	560,000
GRANTOR: HORTON OLIVER R & SAN						
GRANTEE: OHANESIAN DIANA L &						
0552/1153	9/21/1988	WD	Q	I		149,500
GRANTOR: SID HIGGINBOTHAM						
GRANTEE: HORTON OLIVER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-45,5] W27 S25 E27 N2 N10 N13 $
FOP=[YR=2001;ORIG=-72,5] E27 N8 W27 S8 $
FOP=[YR=2013;ORIG=-45,18] S10 E5 N10 W5 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS