LOT 5
IN OR 834 PG 665
MEADOWFIELD BLUFFS PB 5/105

DOW RICHARD SR & DEBRA
86467 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

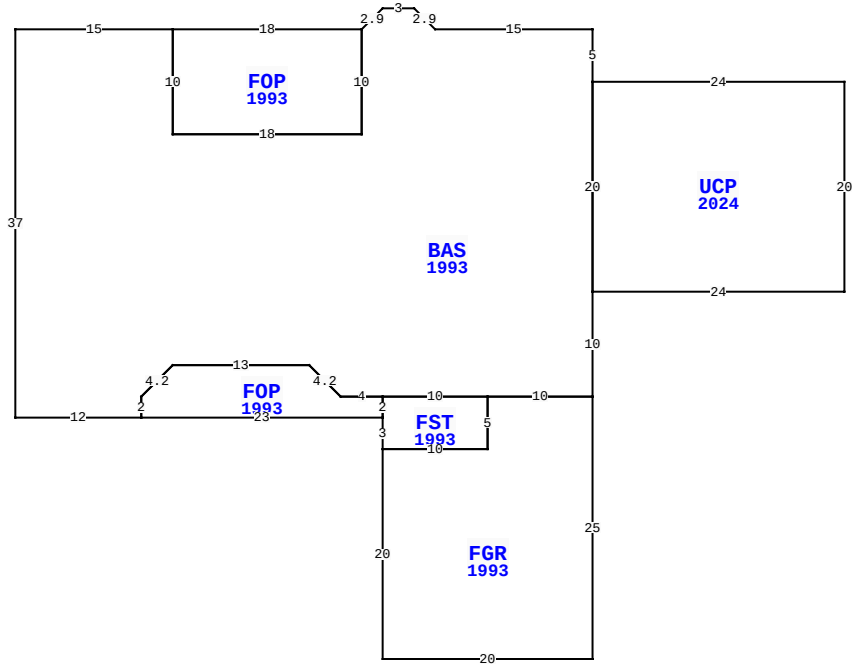
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,731	100	1,731	184,240
FGR	450	55	248	26,396
FOP	94	30	28	2,981
FOP	180	30	54	5,747
FST	50	55	28	2,981
UCP	480	20	96	10,218
TOTALS	2,985		2,185	232,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	111.1614	138.95	303,606	1988	1988	0	0	0	23.40	76.60

1 SNGL FAM – 100% - 1999 Heated Area: 1731 HX Base Yr 1999



86467 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		232,562
TOTAL MARKET OB/XF VALUE		53,587
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		511,149
SOH/AGL Deduction		211,153
ASSESSED VALUE		299,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,996
TOTAL JUST VALUE		511,149
NCON VALUE		10,218
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-1877	REPLACE (20) WIND	17,680	02/15/2024
B26034	GARAGE (24X20)	18,931	05/01/2012
B1373	ADDITION	6,200	10/01/1994
94-01244	SWIM POOL	12,975	08/01/1994
4818	NEW CONSTR	73,764	04/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/0665	5/18/1998	WD	Q	I		165,000
GRANTOR: JONES JAMES A & SANDR						
GRANTEE: DOW RICHARD SR & DE						
0547/1146	7/15/1988	WD	Q	I		130,300
GRANTOR: SID HIGGINBOTHAM						
GRANTEE: JONES JAMES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W15 U2L2 W3 D2L2 S10 W18 N10 W15 S37
E12 N2 U3R3 E13 D3R3 E4 E10 E10 N10 N20 N5 $
FGR=[YR=1993;ORIG=-20,40] S20 E20 N25 W10 S5 W10 $
FOP=[YR=1993;ORIG=-22,0] W18 S10 E18 N10 $
FOP=[YR=1993;ORIG=-43,37] E23 N2 W4 U3L3 W13 D3L3 S2 $
FST=[YR=1993;ORIG=-20,37] S3 E10 N5 W10 S2 $
UCP=[YR=2024;ORIG=0,5] E24 S20 W24 N20 $
.

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	0812	CONCRETE C	0	100	0	0	1,922.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,190	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0300	BOAT DCK W	0	100	0	0	288.00	SF	40.00	40.00	100	1992	1992	3	20	2,304	
4	0861	POOL GUNIT	0	100	18	28	504.00	SF	85.00	85.00	100	1994	1994	3	20	8,568	
5	0845	KOOL DECK	0	100	0	0	757.00	SF	7.25	7.25	100	1994	1994	3	68	3,732	
6	0911	SCRN RM A	0	100	33	40	1,306.00	SF	17.50	17.50	100	1994	1994	3	20	4,571	
7	0810	CONCRETE A	0	100	4	40	160.00	SF	6.50	6.50	100	1995	1995	3	70	728	
8	0810	CONCRETE A	0	100	0	0	939.00	SF	6.50	6.50	100	1999	1999	3	77	4,700	
9	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00	390.00	100	1998	1998	3	20	8,190	
10	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2012	2012	3	68	11,424	

TOTAL OB/XF 50,647

LAND DESCRIPTION

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 06/03/2024 BY KW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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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
11	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2001	2001	3	55	2,640	
12	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	20	300	

TOTAL OB/XF 2,940

LAND DESCRIPTION

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

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