

LOT 6
IN OR 1000/1662
MEADOWFIELD BLUFFS PB 5/105

SCOTT CHRISTINE M
86465 MEADOWFIELD BLUFF ROAD
YULEE, FL 32097

2024

38-2N-27-1330-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

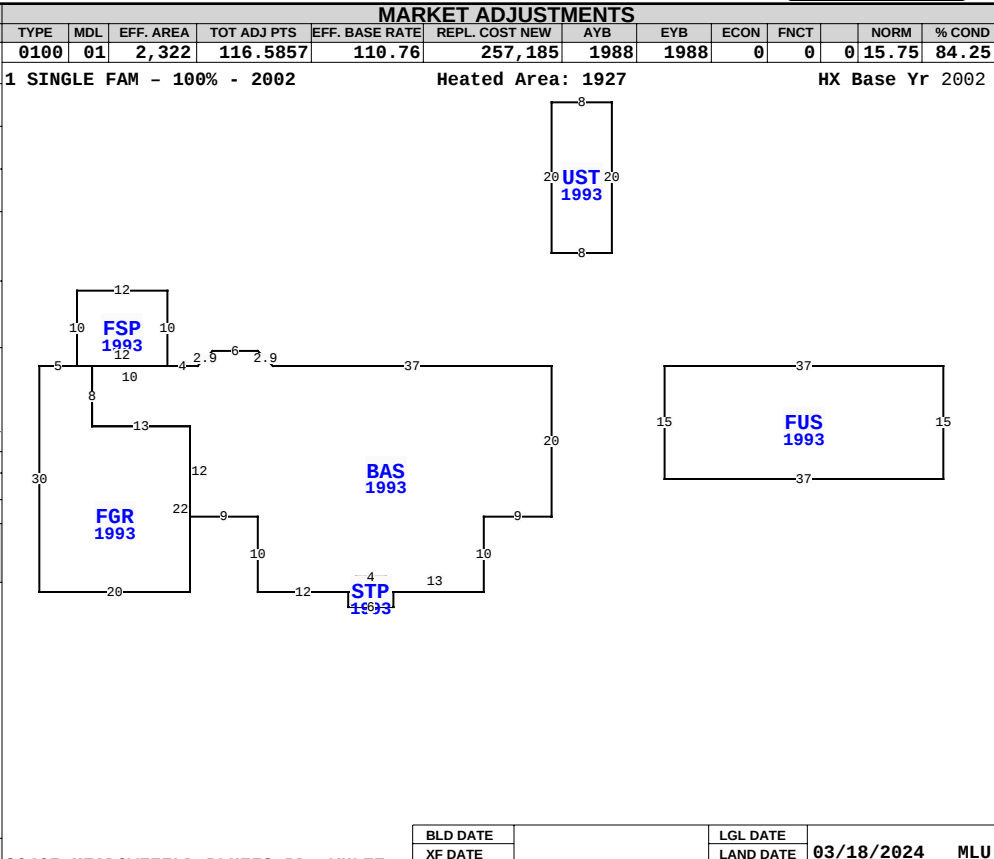
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	128,029
FGR	496	55	273	25,475
FSP	120	40	48	4,479
FUS	555	100	555	51,790
STP	20	10	2	187
UST	160	45	72	6,719

TOTALS	2,723		2,322	216,678
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	17	340.00	SF	6.50	6.50	100	1988
2	0810	CONCRETE A	0 100	27	4	108.00	SF	6.50	6.50	100	1988
3	0300	BOAT DCK W	0 100	0	0	145.00	SF	40.00	40.00	100	1990
4	0858	SCULP CONC	0 100	10	8	80.00	SF	13.00	13.00	100	1999
5	0812	CONCRETE C	0 100	0	0	3,854.00	SF	4.00	4.00	100	2002

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



86465 MEADOWFIELD BLUFFS RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/18/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
16,355											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,678	
TOTAL MARKET OB/XF VALUE		16,355	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		458,033	
SOH/AGL Deduction		161,684	
ASSESSED VALUE		296,349	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		246,349	
TOTAL JUST VALUE		458,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5307	NEW CONSTR	3,135	08/19/1988
2686	H/AC	3,150	08/17/1988
3136	NEW CONSTR	4,200	07/20/1988
5028	NEW CONSTR	61,315	07/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1000/1662	8/02/2001	TD	Q	I		240,000	
GRANTOR: HIRST NEAL A & DEE CO							
GRANTEE: SCOTT CHRISTINE M							
0884/0349	5/21/1999	WD	Q	I		235,000	
GRANTOR: GRAHAM NANCY C							
GRANTEE: HIRST NEAL A & DEE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W37 U2 L2 W6 D2 L2 W4 FSP=[YR=1993] N10 W12 S10 FGR=[YR=1993] W5S30 E20 N22 W13 N8 W2 \$ E12 \$ W10 S8 E13 S12 E9 S10 E12 STP=[YR=1993] S2 E6 N2 W1 N2 W4 S2 W1 \$ E1 N2 E4 S2 E13 N10 E9 N20 \$ PTR= E15 FUS=[YR=1993] E37 S15W37 N15 \$ W15 \$ PTR=N15 UST=[YR=1993] N20 E8 S20W8\$ S15\$.											