LOT 16
IN OR 1940/468
MEADOWFIELD BLUFFS PB 5/105

BREWER CYNTHIA T HARTLEY
86363 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

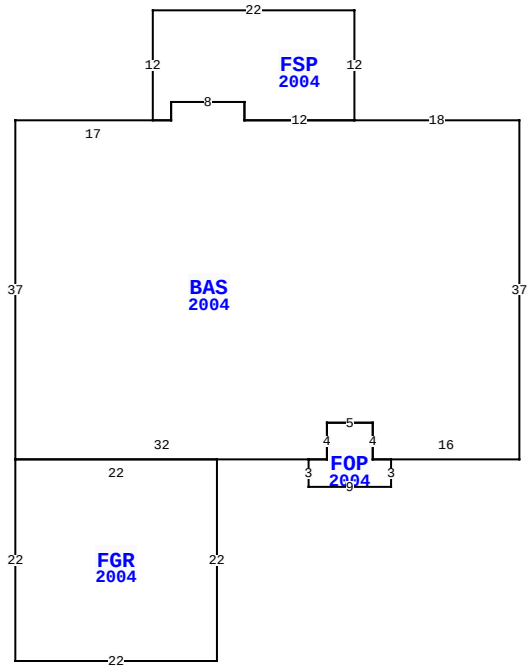
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,031	100	2,031	216,862
FGR	484	55	266	28,402
FOP	47	30	14	1,495
FSP	248	40	99	10,570
TOTALS	2,810		2,410	257,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	99.6170	124.52	300,093	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 2023 Heated Area: 2031 HX Base Yr



86363 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	257,330
TOTAL MARKET OB/XF VALUE	14,202
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	496,532
SOH/AGL Deduction	0
ASSESSED VALUE	496,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,532
TOTAL JUST VALUE	496,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0468	9/16/2014	QC	U	I	11	100
GRANTOR: HEALY NORMA J						
GRANTEE: HEALY NORMA J & CYN						
1197/0893	12/23/2003	WD	U	V	20	169,900
GRANTOR: BAKER JOHN G & ANNA J						
GRANTEE: HEALY EDWARD & NORM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N12 W22 S12 E2 N2 E8 S2 E12$ W12 N2 W8 S2 W17 S37 FGR=[YR=2004] S22 E22 N22 W22$ E32 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E16 N37$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	1,452.00	SF	5.20	5.20	100	2004	2004	3	84	6,342	
3	1242	WD DECK A	0	0	6	205	1,230.00	SF	10.00	10.00	100	2004	2004	3	22	2,706	
4	0300	BOAT DCK W	0	0	12	12	144.00	SF	40.00	40.00	100	2004	2004	3	36	2,074	

LAND DESCRIPTION

TOTAL OB/XF 14,202

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS