

LOT 23
IN OR 2366/1048
MEADOWFIELD BLUFFS PB 5/105

ROUGHTON TRUMAN J & TONI D
86299 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0023-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4056.00
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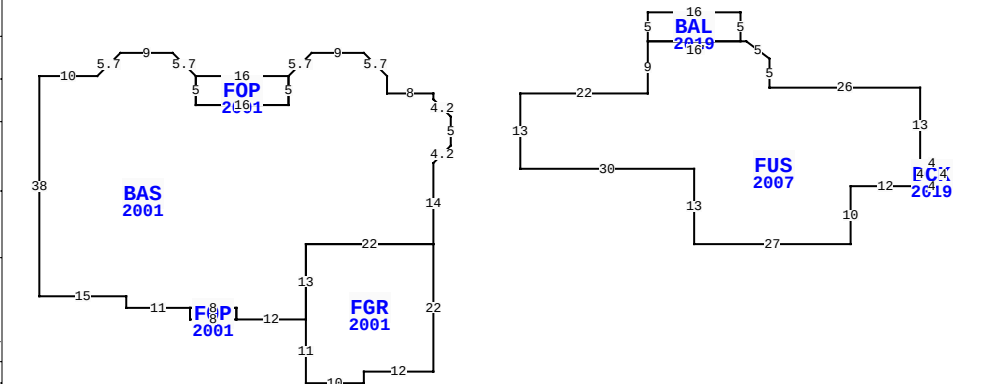
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	80	15	12	1,350
BAS	2,496	100	2,496	280,693
DCK	16	10	2	225
FGR	504	55	277	31,150
FOP	16	30	5	562
FOP	80	30	24	2,699
FUS	1,493	100	1,493	167,899

TOTALS	4,685	4,309	484,577
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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	0811	CONCRETE B	0 100	0	0	1,154.00	SF	5.20	5.20	100	2000
2	0825	BRICK	0 100	0	0	745.00	SF	3.75	3.75	100	2000
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	85.00	100	2007
4	0855	CONC PAVER	0 100	0	0	1,540.00	SF	10.00	10.00	100	2013
5	0476	VF 6 SBPL	0 100	0	0	30.00	LF	32.00	32.00	100	2007
6	0300	BOAT DCK W	0 100	0	0	970.00	SF	40.00	40.00	100	2004
7	0812	CONCRETE C	0 100	0	0	4,597.00	SF	4.00	4.00	100	2003
8	0940	SHEDS/PORT	0 100	8	19	152.00	SF	30.00	30.00	100	2003
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
10	1242	WD DECK A	0 100	4	15	60.00	SF	10.00	10.00	100	2004

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,309	101.6576	127.07	547,545	2000	2000	0	0	11.50	88.50
1 SNGL FAM - 100% - 2021											
Heated Area: 3989											
HX Base Yr 2021											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

86299 MEADOWFIELD BLUFFS RD, YULEE

TOTAL OB/XF											
71,706											

TOTAL OB/XF											
71,706											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	484,577		
TOTAL MARKET OB/XF VALUE	75,073		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	784,650		
SOH/AGL Deduction	83,461		
ASSESSED VALUE	701,189		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	651,189		
TOTAL JUST VALUE	784,650		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	741,589		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19814	SWIM POOL	17,000	04/01/2007
B0007219	NEW CONSTR	180,000	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2366/1048	6/05/2020	WD Q	I	01	
GRANTOR: AKEL FRED & KIBBEE					
GRANTEE: ROUGHTON TRUMAN J &					
1419/1575	6/13/2006	WD Q	I		
GRANTOR: URBANEK ROBERT M					
GRANTEE: AKEL FRED & KIBBEE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W8 N3 U4 L4 W9 D4 L4 FOP=[YR=2001] W16 S5 E16 N5\$ S5 W16 N5 U4 L4 W9 D4 L4 W10 S38 E15 S2 E11 FOP=[YR=2001] S2 E8 N2 W8\$ E8 S2 E12 FGR=[YR=2001] S11 E10 N2 E12 N22 W22 S13\$ N13 E22 N14 R3 U3 N5 U3 L3 N1 \$ PTR=E15 FUS=[YR=2007] E22 N9 BAL=[YR=2019] N5 E16 S5 W16\$ E17 R4 D3 S5 E26 S13 DCK=[YR=2019] E4 S4 W4 N4\$ S4 W12 S10 W27 N13 W30 N13\$ W15\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
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