LOT 25
MEADOWFIELD BLUFFS PB 5/105

**MORGAN JULIE ANN & TERRILL LYNN**
86279 MEADOWFIELD BLUFF RD
YULEE, FL 32097

**2024**

**38-2N-27-1330-0025-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

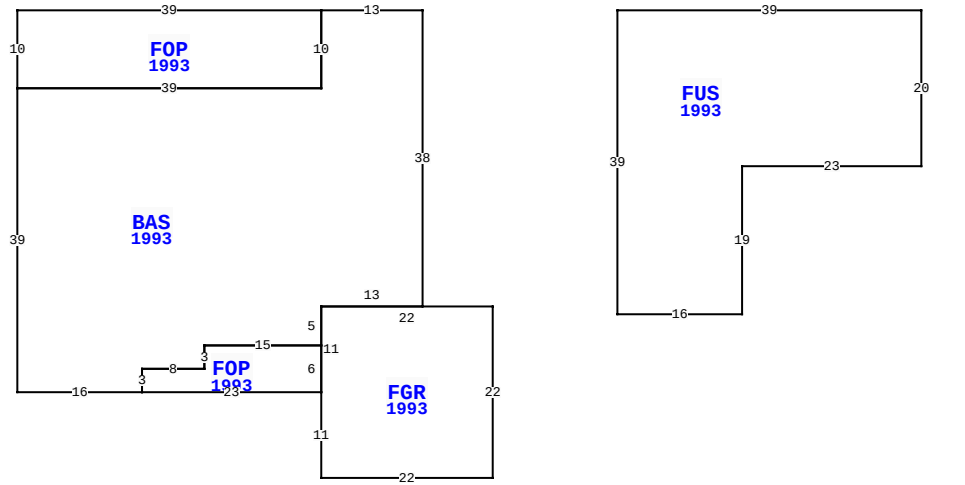
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,901 | 100 | 1,901 | 198,734 |
| FGR | 484 | 55 | 266 | 27,808 |
| FOP | 114 | 30 | 34 | 3,555 |
| FOP | 390 | 30 | 117 | 12,231 |
| FUS | 1,084 | 100 | 1,084 | 113,324 |
| TOTALS | 3,973 | | 3,402 | 355,652 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,402 | 100.1604 | 125.20 | 425,930 | 1993 | 2001 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2985 HX Base Yr 2021




86279 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 | | 362,961 |
| TOTAL MARKET OB/XF VALUE | | 24,818 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 612,779 |
| SOH/AGL Deduction | | 94,751 |
| ASSESSED VALUE | | 518,028 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 468,028 |
| TOTAL JUST VALUE | | 612,779 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 572,297 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17008307 | REPAIR/RRF | 13,524 | 09/20/2017 |
| B25651 | REMODEL | 4,582 | 02/01/2012 |
| B0310970 | XFOB | 19,000 | 04/01/2003 |
| B0209187 | GARAGE | 10,000 | 01/01/2002 |
| 139 | NEW CONSTR | 155,670 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2357/0299 | 4/27/2020 | WD | Q | I | 01 | 590,000 |
| GRANTOR: STOREY STANLEY L & M | | | | | | |
| GRANTEE: MORGAN JULIE ANN & | | | | | | |
| 0553/0820 | 9/30/1988 | WD | Q | V | | 50,000 |
| GRANTOR: MEADOWFIELD BLUFFS | | | | | | |
| GRANTEE: STOREY STANLEY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W39 S10 E39 N10$ S10 W39 S39 E16 FOP=[YR=1993] E23 FGR=[YR=1993] S11 E22 N22 W22 S11$ N6 W15 S3 W8 S3$ N3 E8 N3 E15 N5 E13 N38$PTR= E25 FUS=[YR=1993] E39 S20 W23 S19 W16 N39$ W25$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 567.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 2,654 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,637.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 7,661 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 74 | 2,590 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 276.00 | SF | 40.00 | 40.00 | 100 | 1996 | 1996 | 3 | 24 | 2,650 | |
| 5 | 0825 | BRICK | 0 | 100 | 10 | 6 | 60.00 | SF | 12.50 | 12.50 | 100 | 1996 | 1996 | 3 | 91 | 683 | |
| 6 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 110.00 | LF | 390.00 | 390.00 | 100 | 1996 | 1996 | 3 | 20 | 8,580 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,818

| 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 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

LOT 25
MEADOWFIELD BLUFFS PB 5/105

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**2024**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

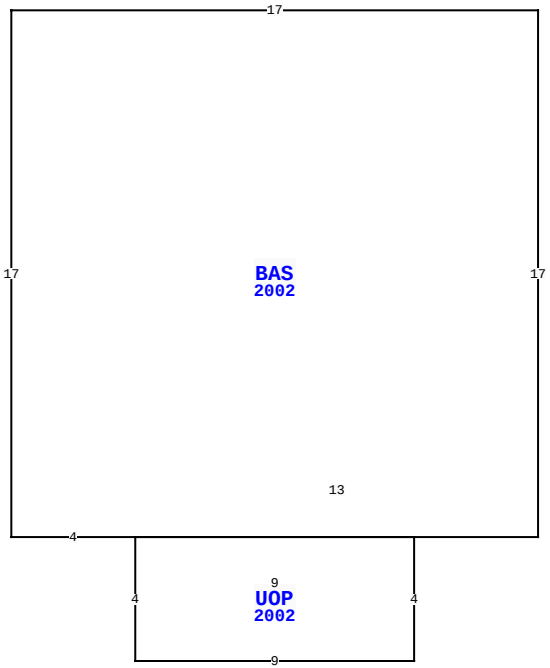
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 289 | 100 | 289 | 7,136 |
| UOP | 36 | 20 | 7 | 173 |
| TOTALS | 325 | | 296 | 7,309 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 296 | 103.7300 | 36.31 | 10,748 | 2002 | 2002 | 0 | 0 | 0 | 32.00 | 68.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 289 HX Base Yr 2021




86279 MEADOWFIELD BLUFFS RD, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
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| GRANTEE: MORGAN JULIE ANN & | | | | | | |
| 0553/0820 | 9/30/1988 | WD | Q | V | | 50,000 |
| GRANTOR: MEADOWFIELD BLUFFS | | | | | | |
| GRANTEE: STOREY STANLEY L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W17 S17 E4 UOP=[YR=2002] S4 E9 N4 W9$ E13 N17$
.

## 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 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