

HOWELL WILLIAM D & STACY S
86271 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
Exterior Wall	31	HARDIE BRD 100	0500	01	5,423	114.4132	171.62	930,695	2016	0	0	0	3.00	97.00	Tax Group: 4		Tax Dist:												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0												Heated Area: 4533		HX Base Yr												
Roof Cover	03	COMP SHNGL 90																											
Roof Cover	13	STAND SEAM 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floor	13	LVT/LAMNT 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	100																											
Bathrooms	5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	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	3,409	100	3,409	567,501																									
FGR	600	55	330	54,936																									
FOP	78	30	23	3,829																									
FOP	161	30	48	7,991																									
FSP	1,072	40	429	71,416																									
FUS	1,124	100	1,124	187,114																									
STP	51	10	5	832																									
STP	92	10	9	1,499																									
STR	91	10	9	1,499																									
UAT	366	10	37	6,160																									
TOTALS	7,044		5,423	902,774																									
EXTRA FEATURES										86271 MEADOWFIELD BLUFFS RD, YULEE																			
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												
1	0920	CWALL -WD/M	0	0	0	0	202.00	LF	390.00	390.00	100	2015	2015	3	70	55,146													
2	0300	BOAT DCK W	0	0	0	0	539.00	SF	40.00	40.00	100	2015	2015	3	78	16,817													
3	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	2015	2015	3	70	1,288													
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2015	2015	3	70	1,400													
5	0303	FLT DOCK W	0	0	10	16	160.00	SF	26.00	26.00	100	2015	2015	3	78	3,245													
6	0350	CARPORT WD	0	0	22	13	286.00	SF	13.00	13.00	100	2016	2016	3	74	2,751													
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	74	1,850													
8	0476	VF 6 SBPL	0	0	0	0	32.00	LF	32.00	32.00	100	2016	2016	3	90	922													
9	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2016	2016	3	74	4,262													
10	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	3,880													
LAND DESCRIPTION										TOTAL OB/XF										91,561									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																										



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2	4	
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																							VALUATION BY					STANDARD				
																							Tax Group: 4					Tax Dist:				
																							BUILDING MARKET VALUE					982,774				
																							TOTAL MARKET OB/XF VALUE					189,682				
																							TOTAL LAND VALUE - MARKET					382,500				
																							TOTAL MARKET VALUE					1,474,956				
																							SOH/AGL Deduction					0				
																							ASSESSED VALUE					1,474,956				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					1,474,956				
																							TOTAL JUST VALUE					1,474,956				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					1,404,102				