LOT 28
MEADOWFIELD BLUFFS PB 5/105

CANFIELD KELLY T & MICHELE R
86253 MEADOWFIELD RD
YULEE, FL 32097

2024

38-2N-27-1330-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

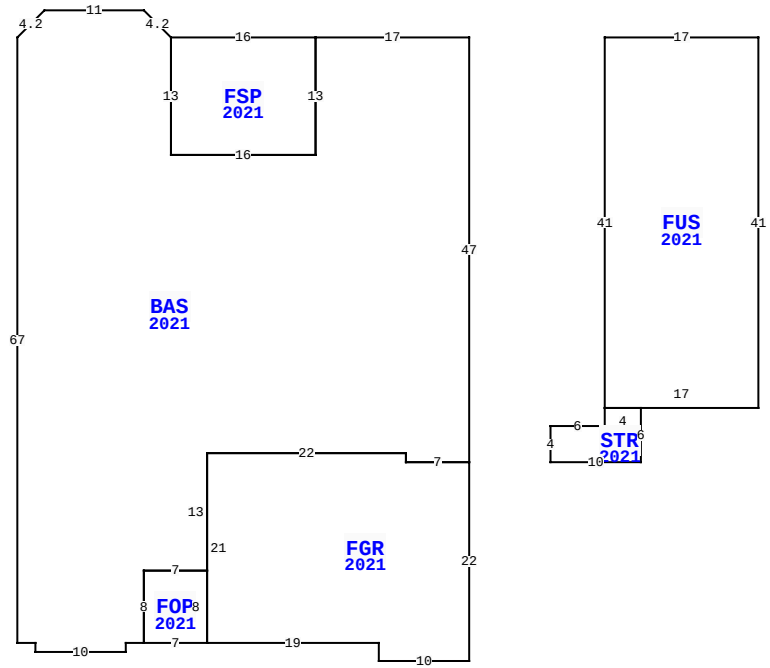
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	342,526
FGR	622	55	342	46,192
FOP	56	30	17	2,296
FSP	208	40	83	11,211
FUS	697	100	697	94,141
STR	48	10	5	675
TOTALS	4,167		3,680	497,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,680	109.1475	136.43	502,062	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3233 HX Base Yr 2022



86253 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		510,850
TOTAL MARKET OB/XF VALUE		102,354
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		838,204
SOH/AGL Deduction		187,373
ASSESSED VALUE		650,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		600,831
TOTAL JUST VALUE		838,204
NCON VALUE		22,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000330	ADDITION	20,941	01/09/2023
21007323	SCRN ENCL	34,614	06/07/2021
21003553	SWIM POOL	50,000	03/24/2021
21001770	CO ISSUED	0	02/16/2021
2000844	NEW CONSTR	430,690	05/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/1167	2/14/2019	WD	Q	V	01	167,000
GRANTOR: BARNARD DENISE R						
GRANTEE: CANFIELD KELLY T &						
0726/0426	3/22/1995	WD	Q	V		52,500
GRANTOR: JOHNSON ALLEN SR & LA						
GRANTEE: BARNARD ROBT JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 L3 D3 S67 E2 S1 E10 N1E2 FOP=[YR=2021] E7 FGR=[YR=2021] E19 S2 E10 N22 W7 N1 W22 S21$ N8 W7 S8$ N8 E7 N13 E22 S1 E7 N47$ PTR= E15 FUS=[YR=2021] S41 STR=[YR=2021] S2 W6 S4 E10 N6 W4$ E17 N41 W17$ W15 $.

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	0811	CONCRETE B	0	100	0	0	1,399.00	SF	5.20	5.20	100	2021	2021	3	99	7,202	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0300	BOAT DCK W	0	100	0	0	208.00	SF	40.00	40.00	100	2020	2020	3	93	7,738	
4	0310	AL GANG WY	0	100	16	3	48.00	LF	115.00	115.00	100	2020	2020	3	90	4,968	
5	0303	FLT DOCK W	0	100	14	14	196.00	SF	26.00	26.00	100	2020	2020	3	93	4,739	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2021	2021	3	95	38,760	
8	0911	SCRN RM A	0	100	0	0	1,058.00	SF	17.50	17.50	100	2021	2021	3	93	17,219	
9	0857	SANDSTONE/	0	100	0	0	578.00	SF	16.00	16.00	100	2021	2021	3	100	9,248	
10	0462	ST/AL FNC	1	100	0	0	864.00	SF	10.00	10.00	100	2024	2023		100	8,640	

TOTAL OB/XF 102,354

LAND DESCRIPTION

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		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 01/06/2022 BY NW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

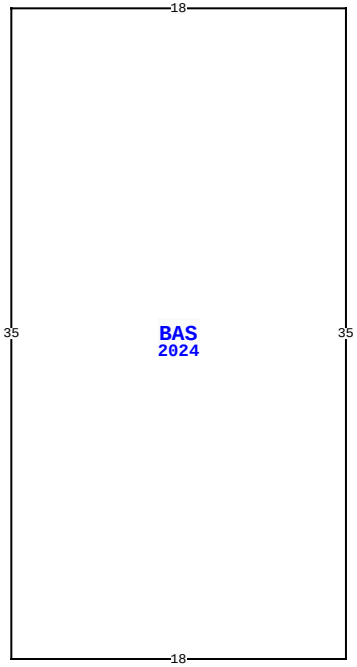
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	13,809
TOTALS	630		630	13,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	630	63.2500	22.14	13,948	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 630 HX Base Yr 2022



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XF DATE		LAND DATE	03/18/2024 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: BARNARD ROBT JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E18 S35 W18 N35 $
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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	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 01/06/2022 BY NW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS