

THOMPSON RYAN &/BURGESS KATHERINE C
86215 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

38-2N-27-1330-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 90		
Exterior Wall	12	CEDAR 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100		
		0 100		
BUD8 Adjustme Occupancy	04	DIST 01 100		
	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	1,868	100	1,868	189,925
BAS	272	100	272	27,655
FDG	528	60	317	32,230
FOP	15	30	4	407
FSP	177	40	71	7,219
TOTALS	2,860		2,532	257,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,532	100.2288	125.29	317,234	1987	1997		0	0	18.85	81.15

1 SNGL FAM - 100% - 2020
Heated Area: 2140
HX Base Yr 2020

17

27

7

16

7

24

17

28

53

37

9

16

7

6.3

8

6.3

24

22

24

22

BAS 2013

FSP 2013

FOP 1993

BAS 1993

FDG 1993

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,435	
TOTAL MARKET OB/XF VALUE		20,448	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		502,883	
SOH/AGL Deduction		181,551	
ASSESSED VALUE		321,332	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		271,332	
TOTAL JUST VALUE		502,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4148	NEW CONSTR	60,286	06/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/0962	7/18/2019	WD	Q	I	01	435,000

GRANTOR:PITTMAN CLARENCE E &
GRANTEE:THOMPSON RYAN & KAT
0511/1218 3/03/1987 WD Q V 42,500
GRANTOR:MEADOWFIELD BLUFFS
GRANTEE:PITTMAN CLARENCE &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 FSP=[YR=2013] W27 BAS=[YR=2013] W17 S16
BAS=[YR=1993] S28 E53 N37 U6 L2 W8 D6 L2 W24 S9 W17\$ E17
N16\$ S7 E24 U6 R2 E1 N1\$ S1 E7 D6 R2 N7 \$ PTR= E20
FDG=[YR=1993] E22 S24 W22 N24 \$ W20 \$.

EXTRA FEATURES

86215 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/18/2024

MLU

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	0810	CONCRETE A	0 100	46	2	92.00	SF	6.50	6.50	100	1987	1987	3	52	311	
2	0810	CONCRETE A	0 100	46	2	92.00	SF	6.50	6.50	100	1987	1987	3	52	311	
3	0810	CONCRETE A	0 100	54	3	162.00	SF	6.50	6.50	100	1987	1987	3	52	548	
4	0810	CONCRETE A	0 100	54	3	162.00	SF	6.50	6.50	100	1987	1987	3	52	548	
5	0825	BRICK	0 100	4	12	48.00	SF	12.50	12.50	100	1987	1987	3	83	498	
6	0825	BRICK	0 100	3	3	9.00	SF	12.50	12.50	100	1987	1987	3	83	93	
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
8	0820	WOOD WALK	0 100	40	4	160.00	SF	11.75	11.75	100	1996	1996	3	40	752	
9	0820	WOOD WALK	0 100	17	3	51.00	SF	11.75	11.75	100	1990	1990	3	40	240	
10	0350	CARPORT WD	0 100	12	20	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	

LAND DESCRIPTION TOTAL OB/XF 6,095

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
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