

LOT 33
IN OR 1874/1627
MEADOWFIELD BLUFFS PB 5/105

CHAMBERLAIN MICHAEL A & DENISE L
86201 MEADOWFIELD BLUFF RD
YULEE, FL 32097

2024

38-2N-27-1330-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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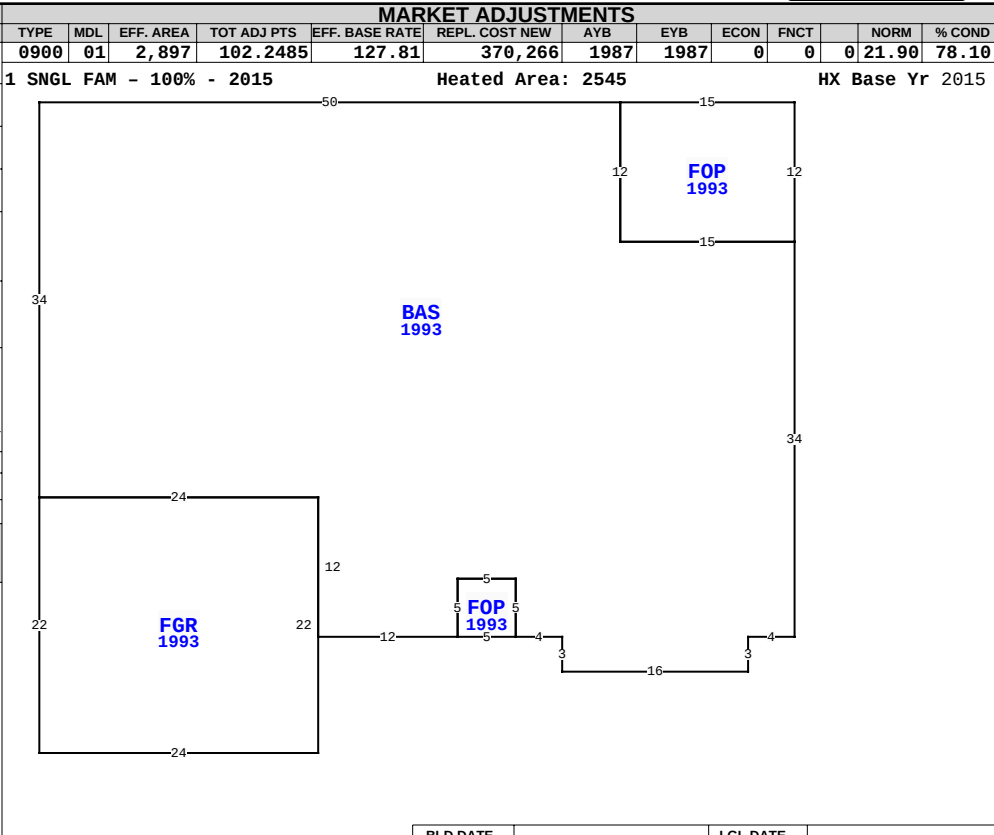
NEIGHBORHOOD/LOC	4056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,545	100	2,545	254,041
FGR	528	55	290	28,948
FOP	25	30	8	798
FOP	180	30	54	5,390

TOTALS	3,278		2,897	289,178
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	17	2	34.00	SF	12.50	
2	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	
3	0810	CONCRETE A	0 100	16	23	368.00	SF	6.50	
4	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	
5	0810	CONCRETE A	0 100	0	0	3,133.00	SF	6.50	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
7	1241	WD DECK G	0 100	43	10	430.00	UT	11.50	
8	0300	BOAT DCK W	0 100	12	8	96.00	SF	40.00	
9	0820	WOOD WALK	0 100	3	10	30.00	SF	11.75	
10	0920	CWALL-WD/M	0 100	0	0	139.00	LF	390.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00



86201 MEADOWFIELD BLUFFS RD, YULEE	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0825	BRICK	0 100	17	2	34.00	SF	12.50	12.50	100	1987	1987	3	83	353	
2	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
3	0810	CONCRETE A	0 100	16	23	368.00	SF	6.50	6.50	100	1987	1987	3	52	1,244	
4	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	1987	1987	3	52	95	
5	0810	CONCRETE A	0 100	0	0	3,133.00	SF	6.50	6.50	100	1987	1987	3	52	10,590	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
7	1241	WD DECK G	0 100	43	10	430.00	UT	11.50	11.50	100	1996	1996	3	24	1,187	
8	0300	BOAT DCK W	0 100	12	8	96.00	SF	40.00	40.00	100	1996	1996	3	24	922	
9	0820	WOOD WALK	0 100	3	10	30.00	SF	11.75	11.75	100	1996	1996	3	40	141	
10	0920	CWALL-WD/M	0 100	0	0	139.00	LF	390.00	390.00	100	1998	1998	3	20	10,842	

TOTAL OB/XF													28,031	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2			

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										289,178				
TOTAL MARKET OB/XF VALUE										28,231				
TOTAL LAND VALUE - MARKET										225,000				
TOTAL MARKET VALUE										542,409				
SOH/AGL Deduction										201,934				
ASSESSED VALUE										340,475				
TOTAL EXEMPTION VALUE										SX HX HB 100,000				
BASE TAXABLE VALUE										240,475				
TOTAL JUST VALUE										542,409				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										505,537				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313604	ROOF	13,250	08/01/2013
4399	NEW CONSTR	0	09/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1874/1627	8/19/2013	SW	U	I	12	305,000	
GRANTOR: FANNIE MAE							
GRANTEE: CHAMBERLAIN MICHAEL							
1821/0775	9/26/2012	WD	U	I	12	364,400	
GRANTOR: HEIDINGER CRAIG LEE							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W15 BAS=[YR=1993] W50 S34 FGR=[YR=1993] S22 E24 N22 W24 \$ E24 S12 E12 FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S5 E4 S3 E16 N3 E4 N34 W15 N12 \$ S12 E15 N12 \$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4		
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM		% COND		VALUATION SUMMARY									
																											VALUATION BY									
																											STANDARD									
																											Tax Group: 4									
																											Tax Dist:									
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