LOT 39
MEADOWFIELD BLUFFS PB 5/105

MOSS MARTIN S & SARAH E
86149 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2024

38-2N-27-1330-0039-0000

BUILDING CHARACTERISTICS

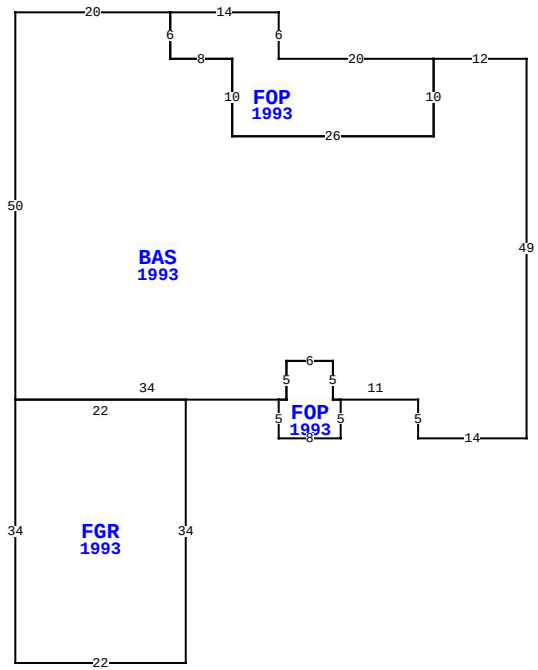
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,804	100	2,804	327,902
FGR	748	55	411	48,062
FOP	70	30	21	2,456
FOP	344	30	103	12,045
TOTALS	3,966		3,339	390,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,339	104.5304	130.66	436,274	1992	2009	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 2804 HX Base Yr 2020



86149 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE	03/12/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,465
TOTAL MARKET OB/XF VALUE		77,458
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		692,923
SOH/AGL Deduction		171,523
ASSESSED VALUE		521,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,400
TOTAL JUST VALUE		692,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010047	16X24 SHED	17,000	12/12/2019
8406	SWIM POOL	24,200	10/01/1992
8081	NEW CONSTR	149,400	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/1796	3/21/2019	WD	Q	I	01	575,000
GRANTOR: GOLDMAN NELSON C & MA						
GRANTEE: MOSS MARTIN S & SAR						
1243/1365	7/07/2004	WD	Q	I		435,000
GRANTOR: ZAHN ROBERT W & CLARI						
GRANTEE: GOLDMAN NELSON & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W20 N6 W14 S6 E8 S10 E26 N10$ S10 W26 N10 W8 N6 W20 S50 FGR=[YR=1993] S34 E22 N34 W22$ E34 FOP=[YR=1993] S5 E8 N5 W1 N5 W6 S5W1$ E1 N5 E6 S5 E11 S5 E14 N49$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	5,040	
2	0810	CONCRETE A	0	100	3	82	246.00	SF	6.50	6.50	100	1992	1992	3	64	1,023	
3	0845	KOOL DECK	0	100	0	0	1,620.00	SF	7.25	7.25	100	1992	1992	3	64	7,517	
4	0861	POOL GUNIT	0	100	18	35	630.00	SF	85.00	85.00	100	1992	1992	3	20	10,710	
5	0812	CONCRETE C	0	100	0	0	3,700.00	SF	4.00	4.00	100	1993	1993	3	66	9,768	
6	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1993	1993	3	66	223	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	20	400	
8	0940	SHEDS/PORT	0	100	12	10	120.00	SF	3.00	3.00	100	1998	1998	3	20	72	
9	0910	SCRN RM L	0	100	53	39	2,067.00	SF	15.00	15.00	100	2005	2005	3	24	7,441	
10	0820	WOOD WALK	0	100	22	4	88.00	SF	11.75	11.75	100	2005	2005	3	40	414	

TOTAL OB/XF 42,608

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	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 08/03/2020 BY NWA 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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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0820	WOOD WALK	0	100	106	4	424.00	SF	11.75	11.75	100	2005	2005	3	40	1,993	
12	0920	CWALL-WD/M	0	100	0	0	106.00	LF	390.00	390.00	100	2005	2005	3	24	9,922	
13	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2005	2005	3	24	216	
14	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2005	2005	3	40	2,080	
15	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	480	
16	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	24	600	
17	0300	BOAT DCK W	0	100	0	0	378.00	SF	40.00	40.00	100	2005	2005	3	40	6,048	
18	0350	CARPORT WD	0	100	16	11	176.00	SF	13.00	13.00	100	2005	2005	3	24	549	
19	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	2020	2020	3	93	12,499	
20	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2020	2020	3	99	463	

TOTAL OB/XF 34,850

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

REVIEW DATE 08/03/2020 BY NWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS