LOT 43
MEADOWFIELD BLUFFS PB 5/105

CORTES JANY JANETT & GILBERT ANDRES
5662 SW 103RD CT
MIAMI, FL 33173

2024

38-2N-27-1330-0043-0000

BUILDING CHARACTERISTICS

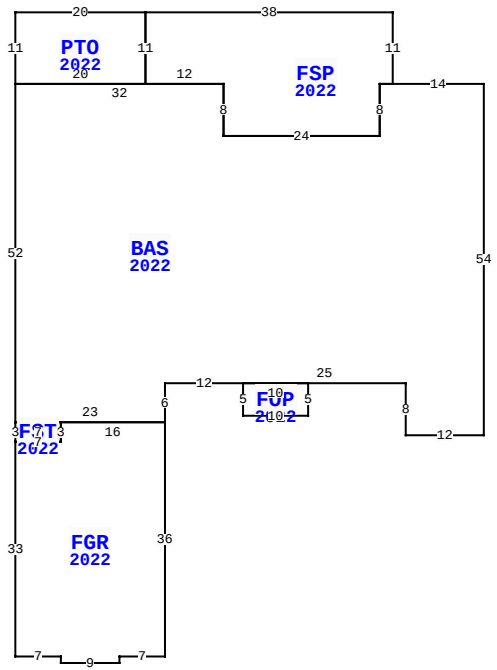
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,354	100	3,354	468,213
FGR	816	55	449	62,680
FOP	50	30	15	2,094
FSP	610	40	244	34,062
FST	21	55	12	1,676
PTO	220	5	11	1,535
TOTALS	5,071		4,085	570,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,085	93.5352	140.30	573,126	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 3354 HX Base Yr 2024



86111 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		570,260
TOTAL MARKET OB/XF VALUE		36,796
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		832,056
SOH/AGL Deduction		0
ASSESSED VALUE		832,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		782,056
TOTAL JUST VALUE		832,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,552

XFOB:1:1: FRONT PARKING AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002585	CO ISSUED	0	06/29/2022
21006290	NEW CONSTR	500,708	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0677	4/06/2023	WD	Q	I	01	985,000
GRANTOR: MEYER JIMMY & PAMELA						
GRANTEE: CORTES JANY JANETT						
2360/0363	5/08/2020	WD	Q	V	02	212,500
GRANTOR: STROUD DOUGLAS & JENN						
GRANTEE: MEYER JIMMY & PAMEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] N11 W38 PTO=[YR=2022] W20 S11 E20 N11$ S11 E12 S8 E24 N8 E2$ W2 S8 W24 N8 W32 S52 FST=[YR=2022] S3 FGR=[YR=2022] S33 E7 S1 E9 N1 E7 N36 W16 S3 W7$ E7 N3 W7$ E23 N6 E12 FOP=[YR=2022] S5 E10 N5 W10$ E25 S8 E12 N54$.

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	0855	CONC PAVER	0	100	0	0	1,580.00	SF	10.00	10.00	100	2022	2022	3	100	15,800	
2	0812	CONCRETE C	0	100	0	0	4,374.00	SF	4.00	4.00	100	2022	2022	3	100	17,496	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 36,796

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 07/18/2022 BY NW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS