

KREFT MARTIN D & SUE A
86105 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

38-2N-27-1330-0044-0000

[illegible]

LOT 44
IN OR 1080/1615
MEADOWFIELD BLUFFS PB 5/105

KREFT MARTIN D & SUE A
86105 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	786	100	786	65,168
HXG	2,235	55	1,229	101,898
TOTALS	3,021		2,015	167,067

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	1127	BRICK 8"	0	100	0	0	38.00	SF	11.00
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	500.00
13	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
14	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00
15	0855	CONC PAVER	0	100	0	0	1,327.00	SF	10.00
16	0911	SCRN RM A	0	100	0	0	1,817.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,015	101.7828	96.69	194,830	2004	2004	0	0
2 SINGLE FAM - 60.99% - 2003									
Heated Area: 786									
HX Base Yr 2003									
86105 MEADOWFIELD BLUFFS RD, YULEE									

TOTAL OB/XF									
79,508									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			464,293
TOTAL MARKET OB/XF VALUE			108,619
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			797,912
SOH/AGL Deduction			164,771
ASSESSED VALUE			633,141
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			583,141
TOTAL JUST VALUE			797,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			758,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1080/1615	9/16/2002	WD	Q	I		452,500	
GRANTOR: TOWE MARSHALL SR & LI							
GRANTEE: KREFT MARTIN D & SU							
0940/1780	7/17/2000	WD	U	I		321,000	
GRANTOR: PEEK JEFFERY C & JEAN							
GRANTEE: TOWE MARSHALL SR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXG=[YR=2006] W75 S37 E21 N10 E54 N27\$ PTR=E15 BAS=[YR=2006] E51 S14 W20 S6 W6 N6 W12 S6 W6 N6 W7 N14 \$ W15 \$.									