

O'GRADY EDWARD J III & LISA K V
86093 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0045-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		PAGE 1 of 3		4	
Exterior Wall		16		WD FR STUC 100		0500		01		9,336		94.4775		141.72		1,323,098		1988		1988		0		0		17.50		82.50		VALUATION BY		STANDARD			
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 100% - 2015								Heated Area: 8370												Tax Group: 4		Tax Dist:					
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		1,159,145					
Interior Wall		05		DRYWALL 80																								TOTAL MARKET OB/XF VALUE		193,037					
Interior Wall		08		DECORATIVE 20																								TOTAL LAND VALUE - MARKET		607,500					
Interior Floo		12		HARDWOOD 50																								TOTAL MARKET VALUE		1,959,682					
Interior Floo		14		CARPET 50																								SOH/AGL Deduction		888,939					
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		1,070,743					
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,000					
Bedrooms				5 100																								BASE TAXABLE VALUE		1,020,743					
Bathrooms				6 100																								TOTAL JUST VALUE		1,959,682					
Frame		02		WOOD FRAME 100																								INCON VALUE		0					
Stories		2.		2. 100																								INCOME VALUE							
Units				0 100																								PREVIOUS YEAR MKT VALUE		1,843,165					
BUD8 Adjustme		04		DIST 01 100																															
Occupancy		00		NONE 100																															
Quality		01		Quality Level 01																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4056.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,206		100		1,206		141,004																											
BAS		2,446		100		2,446		285,984																											
BAS		364		100		364		42,558																											
BAS		304		100		304		35,543																											
BAS		360		100		360		42,091																											
BAS		588		100		588		68,748																											

LOTS 45 46 & 47
IN OR 1921/356
MEADOWFIELD BLUFFS PB 5/105

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2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
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
BAS	1,800	100
FOP	540	30
TOTALS	2,340	1,962

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,962	54.1500	18.95	37,180	2017	2017	0	0	0	94.00

2 GARAGE RES - 100% - 2015

Heated Area: 1800

HX Base Yr 2015

40

12

45

45

40

12

BAS
2022

FOP
2022

BLD DATE	LGL DATE
XF DATE	LAND DATE

03/18/2024MLU

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