

LOT 26
IN OR 985/1572
MEADOWFIELD UNIT 1B PB 6/203

KOZAKOFF ROBERT A & KATHLEEN A
86148 CREEKWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	15	HARDTILE 20
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

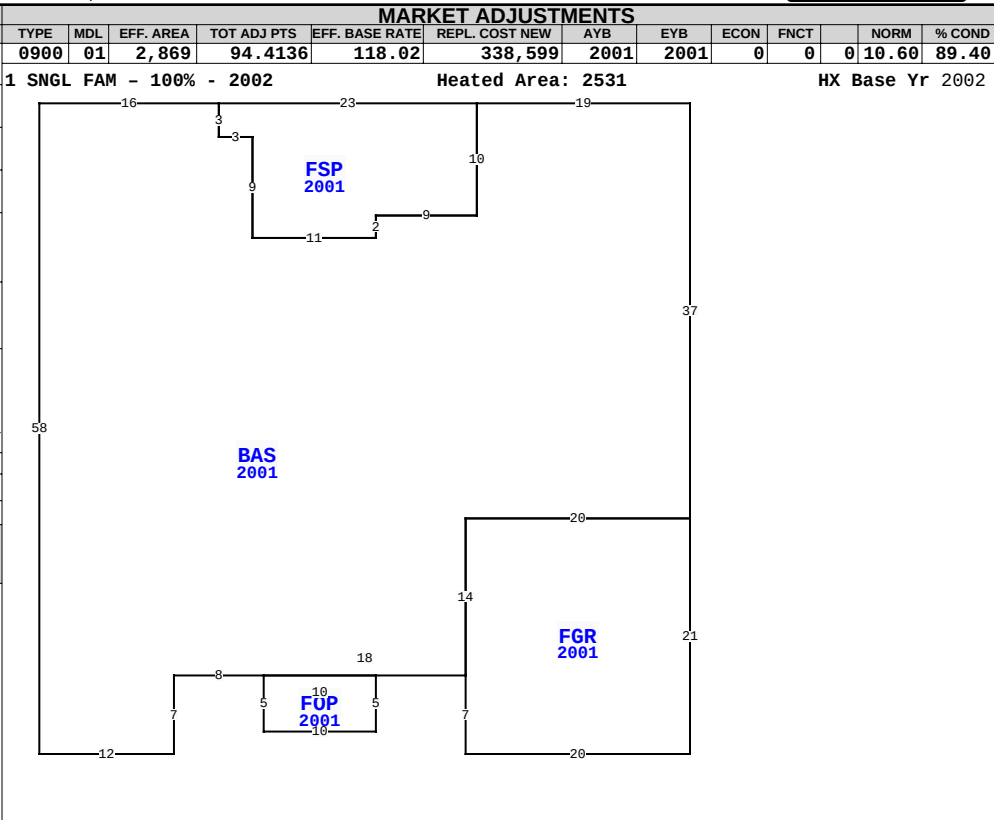
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,531	100	2,531	267,046
FGR	420	55	231	24,373
FOP	50	30	15	1,582
FSP	231	40	92	9,707

TOTALS	3,232		2,869	302,708
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.00
4	0910	SCRN RM L	0	100	25	43	1,075.00	SF	15.00
5	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	563.00	SF	10.00



BLD DATE	03/03/2023	NW	LGL DATE	
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	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00	4.00	100	2001	2001	3	80	3,254	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2011	2011	3	92	670	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.00	21.00	100	2011	2011	3	50	1,680	
4	0910	SCRN RM L	0	100	25	43	1,075.00	SF	15.00	15.00	100	2011	2011	3	50	8,063	
5	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	2011	2011	3	64	27,853	
6	0855	CONC PAVER	0	100	0	0	563.00	SF	10.00	10.00	100	2011	2011	3	92	5,180	

LAND DESCRIPTION										TOTAL OB/XF								46,700	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00			
REVIEW DATE: 05/10/2010 BY: JPD File # 0-00 File # 10-00 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000 05-000																			

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										302,708
TOTAL MARKET OB/XF VALUE																				46,700
TOTAL LAND VALUE - MARKET																				65,000
TOTAL MARKET VALUE																				414,408
SOH/AGL Deduction																				192,926
ASSESSED VALUE																				221,482
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				171,482
TOTAL JUST VALUE																				414,408
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				419,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24854	ADDITION	21,288	06/01/2011
B07818	NEW CONSTR	134,034	12/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0985/1572	5/11/2001	WD	Q	I		180,200	
GRANTOR:ATLANTIC BUILDERS INC							
GRANTEE:KOZAKOFF ROBERT & K							
0952/1285	10/05/2000	WD	U	V	19	57,000	
GRANTOR:MEADOWFIELD JOINT VEN							
GRANTEE:ATLANTIC BUILDERS I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W19 FSP=[YR=2001] W23 S3 E3 S9 E11 N2 E9 N10 \$ S10 W9 S2 W11 N9 W3 N3 W16 S58 E12 N7 E8 FOP=[YR=2001] S5 E10 N5 W10 \$ E18 FGR=[YR=2001] S7 E20 N21 W20 S14 \$ N14 E20 N37 \$.									