LOT 35
IN OR 1310/1894
MEADOWFIELD #3 PB 6/321-323

DENNIS MARK A & GINA S
1718 PARTY PL
FORT PIERCE, FL 34947

2024

38-2N-27-1332-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

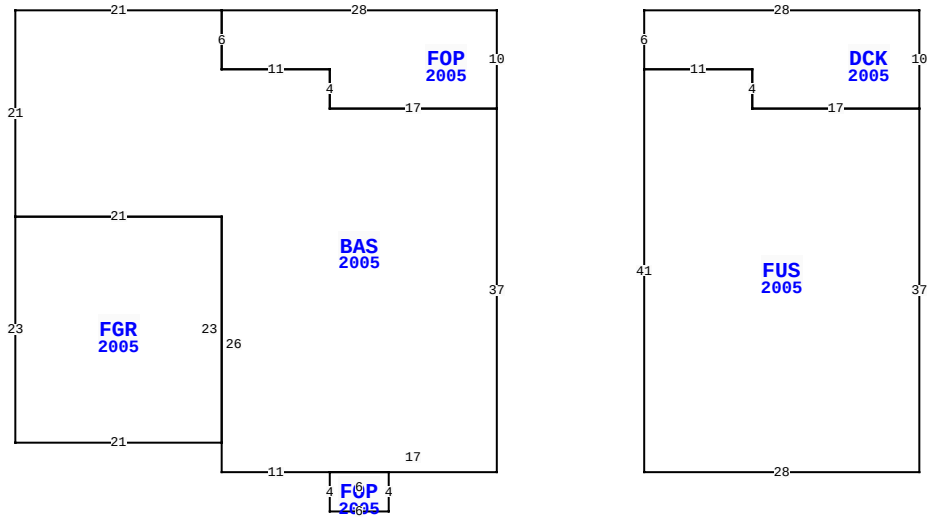
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	161,885
DCK	236	10	24	2,555
FGR	483	55	266	28,311
FOP	24	30	7	745
FOP	236	30	71	7,557
FUS	1,080	100	1,080	114,948
TOTALS	3,580		2,969	315,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	93.0600	116.32	345,354	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2024 Heated Area: 2601 HX Base Yr



86045 MEADOWOAK CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,999
TOTAL MARKET OB/XF VALUE	7,752
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	388,751
SOH/AGL Deduction	0
ASSESSED VALUE	388,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,751
TOTAL JUST VALUE	388,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633106	REMODEL	0	09/22/2016
B16239	ADDITION	15,175	09/01/2005
B13483	NEW CONSTR	0	12/01/2004
M0409041	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1894	4/20/2005	WD	Q	I		238,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: DENNIS MARK A & GIN						
1217/0139	3/22/2004	WD	U	V	19	494,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W28 BAS=[YR=2005] W21 S21 FGR=[YR=2005] S23 E21 N23 W21 $ E21 S26 E11 FOP=[YR=2005] S4 E6 N4 W6 $ E17 N37 W17 N4 W11 N6 $ S6 E11 S4 E17 N10 $ PTR= E15 DCK=[YR=2005] E28 S10 FUS=[YR=2005] S37 W28 N41 E11 S4 E17 $ W17 N4 W11 N6 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,348.00	SF	4.00	4.00	100	2005	2005	3	86	4,637	

LAND DESCRIPTION

TOTAL OB/XF 7,752

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	000100	C	SFR	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS