LOT 38
MEADOWFIELD #3 PB 6/321-323

LOOMIS CHRISTOPHER & CHRISTINE
86624 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

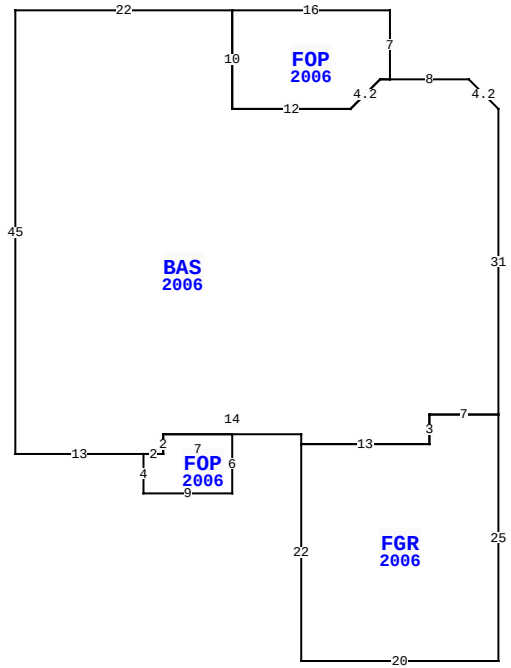
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	218,225
FGR	461	55	254	29,142
FOP	50	30	15	1,721
FOP	153	30	46	5,278
TOTALS	2,566		2,217	254,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,217	98.6958	123.37	273,511	2006	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2018 Heated Area: 1902 HX Base Yr 2018



86624 MEADOWWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,365
TOTAL MARKET OB/XF VALUE		5,746
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,111
SOH/AGL Deduction		128,431
ASSESSED VALUE		196,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,680
TOTAL JUST VALUE		325,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011976	WINDOWS	10,499	12/03/2020
M11330	MECH OTHER	0	04/01/2006
E16938	ELEC OTHER	2,000	03/01/2006
P10834	OTHER	0	03/01/2006
C17223	CO ISSUED	201,940	02/01/2006
R10972	REPAIR/RRF	4,550	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/827	1/30/2024	WD	Q	I	01	390,000
GRANTOR: PANICO MICHAEL						
GRANTEE: LOOMIS CHRISTOPHER						
2153/0745	10/20/2017	WD	Q	I	01	216,300
GRANTOR: SCANLON TERENCE & DAN						
GRANTEE: PANICO MICHAEL & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S45 E13 FOP=[YR=2006] S4 E9 N6 W7 S2 W2$ E2 N2 E14 S1 FGR=[YR=2006] S22 E20 N25 W7 S3 W13$ E13 N3 E7 N31 U3 L3 W8 FOP=[YR=2006] N7 W16 S10 E12 U3 R3 E1$ W1 L3 D3 W12 N10$.

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	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	100	2006	2006	3	87	4,886	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	2006	2006	3	87	860	

LAND DESCRIPTION

TOTAL OB/XF 5,746

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	100		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