

LOT 40
CONSERVATION ESMT PT 1154/655
MEADOWFIELD #3 PB 6/321-323

EDENFIELD GLENDA MCDANIEL & RANDALL
86608 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0040-0000



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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

Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4045.00			

TOTALS	3,702		2,931	346,015
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0		1,224.00	SF 6.50
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 07/28/2020 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,931	103.2120	129.02	378,158	2006	2006	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2479 HX Base Yr 2021												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
86608 MEADOWWOOD DR, YULEE 01/01/2019 KB												

TOTAL OB/XF												
10,072												

TOTAL OB/XF												
10,072												

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,015	
TOTAL MARKET OB/XF VALUE		10,072	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		421,087	
SOH/AGL Deduction		101,534	
ASSESSED VALUE		319,553	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		269,553	
TOTAL JUST VALUE		421,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1807193	H/AC	0	07/16/2018
R1615338	REPAIR/RRF	25,000	09/20/2016
E17227	ELEC OTHER	2,000	05/01/2006
M11331	MECH OTHER	0	04/01/2006
P10939	OTHER	0	04/01/2006
C16810	CO ISSUED	258,325	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2375/1606	6/23/2020	WD Q	I	01	305,000
GRANTOR: AMERICAN INT'L RELOCA					
GRANTEE: EDENFIELD GLENDA MC					
2375/1210	4/20/2020	WD U	I	37	317,500
GRANTOR: SHEIL JAMES M & GRACE					
GRANTEE: AMERICAN INT'L RELO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2006] W42 BAS=[YR=2006] W17 S57 FGR=[YR=2006] S24 E11 N2 E10 N22 W21 \$ E19 N7 E8 FOP=[YR=2006] S4 E10 N4 W2 N3 W7 S3 W1\$ E1 N3 E7 S3 E11 S6 E13 N37 L3 U3 W8 FSP=[YR=2019] N6 W22 D3 R3 S6 E16 U3 R3 \$ L3 D3 W16 N6 L3 U3 W9 N10\$ S10 E31 S6 E8 D3 R3 N15 STR=[YR=2019] E4 N4 W4 S4\$ N4\$.									