

LOT 44
IN OR 1949/1822
MEADOWFIELD #3 PB 6/321-323

KIGHT BRADLEY Q & AMANDA L
86551 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0044-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 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	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	2,514	100	2,514	274,254
FGR	449	55	247	26,945
FOP	95	30	28	3,055
FOP	200	30	60	6,546

TOTALS	3,258	2,849	310,800
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,849	95.9040	119.88	341,538	2005	2005	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2015 Heated Area: 2514 HX Base Yr 2015												
86551 MEADOWWOOD DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	310,800		
TOTAL MARKET OB/XF VALUE	6,138		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	381,938		
SOH/AGL Deduction	168,783		
ASSESSED VALUE	213,155		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	163,155		
TOTAL JUST VALUE	381,938		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	384,575		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09992	OTHER	0	09/01/2005
E15521	ELEC OTHER	0	08/01/2005
M10152	MECH OTHER	0	08/01/2005
R07932	REPAIR/RRF	5,460	07/01/2005
B15642	NEW CONSTR	240,144	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1822	11/14/2014	WD	Q	I	01	195,000
GRANTOR: ROSE BARBARA						
GRANTEE: KIGHT BRADLEY Q & A						
1624/1863	6/05/2009	WD	Q	I	01	239,000
GRANTOR: PEEBLES TIMOTHY S & A						
GRANTEE: ROSE JOHN & BARBARA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W19FOP=[YR=2005] W20S10E20 N10S\$10W32S39FGR=[YR=2005] S23E20N19 U3 L3 W4N1W13\$E13S1E4 R3 D3 S9 E10FOP=[YR=2005] S2E9N1E9N5W17S4W1\$ E1N4E20N5\$.									

LAND DESCRIPTION										TOTAL OB/XF 6,138									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		