LOT 48
MEADOWFIELD #3 PB 6/321-323

HELSBY LEE G/STEENBERGEN JENNIFER A
86483 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0048-0000

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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

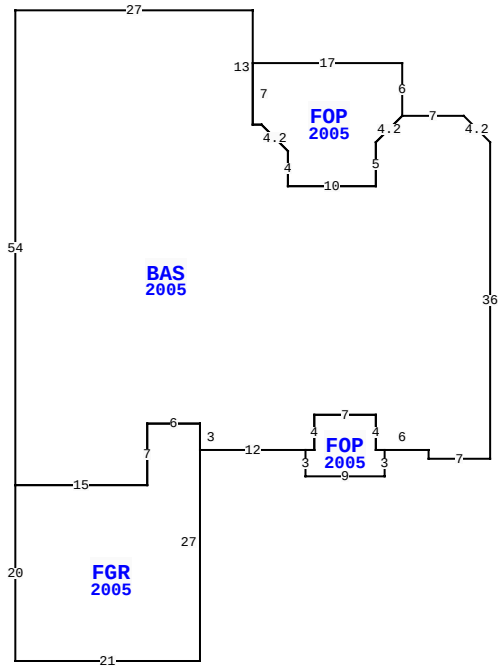
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	257,460
FGR	462	55	254	28,433
FOP	55	30	16	1,791
FOP	195	30	58	6,493
TOTALS	3,012		2,628	294,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,628	98.4096	123.01	323,270	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2300 HX Base Yr 2020



86483 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,176
TOTAL MARKET OB/XF VALUE		8,948
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		368,124
SOH/AGL Deduction		209,950
ASSESSED VALUE		158,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,174
TOTAL JUST VALUE		368,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15675	ELEC OTHER	2,000	09/01/2005
M10155	MECH OTHER	0	08/01/2005
E15342	ELEC OTHER	0	07/01/2005
R07835	REPAIR/RRF	5,200	07/01/2005
B15516	NEW CONSTR	212,411	07/01/2005
P09734	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0227	6/04/2019	WD	Q	I	01	276,000
GRANTOR: HENSON ROBERT S II &						
GRANTEE: HELSBY LEE & JENNIF						
1418/1546	6/08/2006	WD	Q	I		275,900
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HENSON ROBERT S II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W7FOP=[YR=2005] N6W17 S7E1 D3 R3 S4E10N5 U3 R3 $ D3 L3 S5W10N4 L3 U3 W1N13W27S54 FGR=[YR=2005] S20E21N27W6S7W15$E15N7 E6S3E12FOP=[YR=2005] S3E9N3W1N4W7S4 W1$E1N4E7S4E6S1E7N36$.

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	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	2005	2005	3	86	4,145	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0479	VF PICKET	0	100	0	0	194.00	LF	10.00	10.00	100	2014	2014	3	87	1,688	

LAND DESCRIPTION

TOTAL OB/XF 8,948

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