LOT 50
MEADOWFIELD #3 PB 6/321-323

DUARTE YASIHRIS & AWILDA E
86449 MEADOWWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0050-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

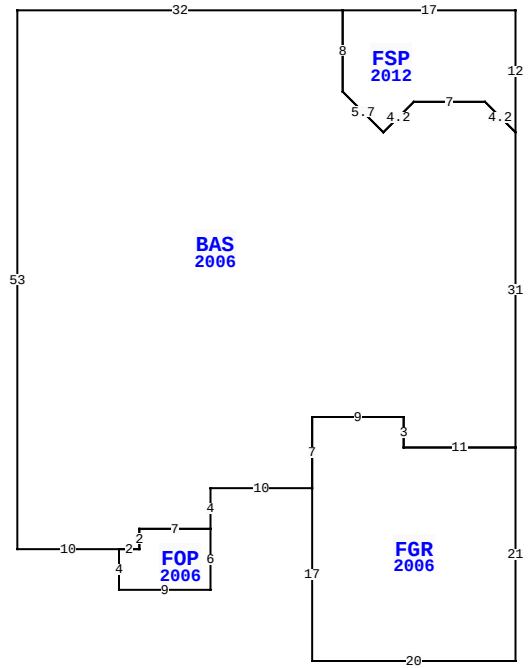
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2,130	233,426
FGR	447	55	246	26,959
FOP	50	30	15	1,644
FSP	166	40	66	7,233
TOTALS	2,793		2,457	269,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	95.8176	119.77	294,275	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2130 HX Base Yr 2021



86449 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		269,262
TOTAL MARKET OB/XF VALUE		4,932
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,194
SOH/AGL Deduction		82,118
ASSESSED VALUE		257,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,076
TOTAL JUST VALUE		339,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16888	ELEC OTHER	2,000	03/01/2006
M11132	TANKS/BLRS	0	02/01/2006
P10672	OTHER	0	01/01/2006
C16813	CO ISSUED	197,940	12/01/2005
R08711	REPAIR/RRF	4,550	12/01/2005
B16813	NEW CONSTR	197,940	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1857	10/30/2020	WD	Q	I	01	282,000
GRANTOR: HOULE JEANIE MARIE NK						
GRANTEE: DUARTE YASIHRIS & A						
2021/1445	12/31/2015	WD	Q	I	01	175,000
GRANTOR: QUEARRY DANNY E & L M						
GRANTEE: HOULE JEANIE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W17 BAS=[YR=2006] W32 S53 E10 FOP=[YR=2006] S4 E9 N6 W7 S2 W2$ E2 N2 E7 N4 E10 FGR=[YR=2006] S17 E20 N21 W11 N3 W9 S7$ N7 E9 S3 E11 N31 L3 U3 W7 D3 L3 U4 L4 N8$ S8 R4 D4 R3 U3 E7 D3 R3 N12$.

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	47	16	752.00	SF	6.50	6.50	100	2006	2006	3	87	4,253	
2	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2006	2006	3	87	679	

LAND DESCRIPTION

TOTAL OB/XF 4,932

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