LOT 53
IN OR 2156/797
MEADOWFIELD #3 PB 6/321-323

COX TIMOTHY LEE/COX TARA M
86399 MEADOWWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

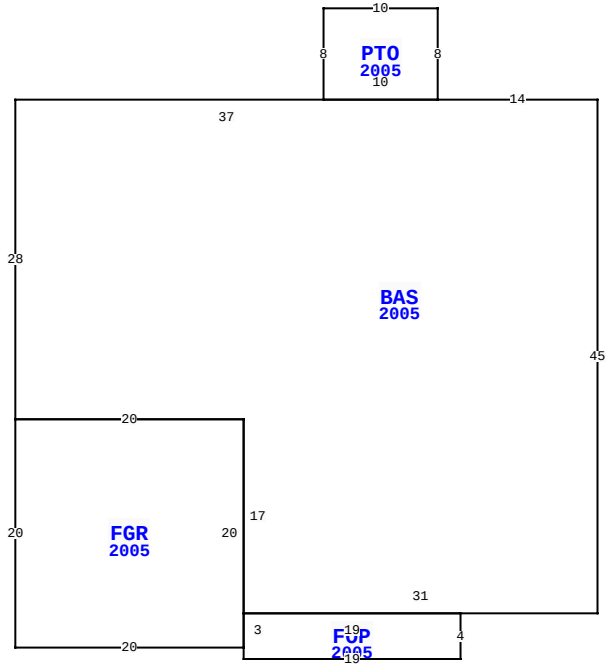
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,955	100	1,955	211,832
FGR	400	55	220	23,837
FOP	76	30	23	2,492
PTO	80	5	4	433
TOTALS	2,511		2,202	238,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	95.2560	119.07	262,192	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 1955 HX Base Yr 2008



86399 MEADOWWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,595
TOTAL MARKET OB/XF VALUE		3,560
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		307,155
SOH/AGL Deduction		146,914
ASSESSED VALUE		160,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,241
TOTAL JUST VALUE		307,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14707	ELEC OTHER	2,000	04/01/2005
M09536	OTHER	0	04/01/2005
P09125	OTHER	0	03/01/2005
C0514404	CO ISSUED	136,554	02/01/2005
R0507111	REPAIR/RRF	1,500	02/01/2005
B0514404	NEW CONSTR	136,554	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0797	11/08/2017	QC	U	I	11	86,900
GRANTOR: COX TIMOTHY L						
GRANTEE: COX TIMOTHY L & TAR						
1595/1235	12/03/2008	QC	U	I	01	100
GRANTOR: FUHR CASSANDRA (COX)						
GRANTEE: COX TIMOTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N8 W10 S8 E10$ W37 S28
FGR=[YR=2005] S20 E20 FOP=[YR=2005] S1 E19 N4 W19 S3$ N20
W20$ E20 S17 E31 N45$.

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	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	2005	2005	3	86	3,560	

LAND DESCRIPTION

TOTAL OB/XF 3,560

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS