LOT 56
IN OR 1725/1945
MEADOWFIELD #3 PB 6/321-323

SMITH CHARLES J IV & BRITTANY
86349 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

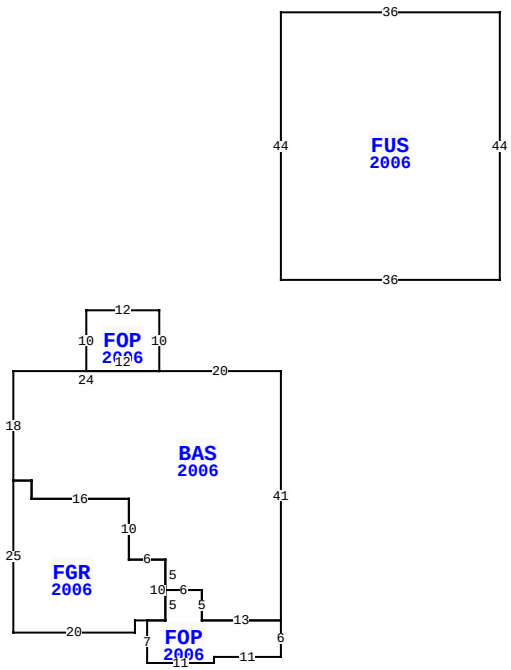
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	144,176
FGR	489	55	269	29,270
FOP	120	30	36	3,917
FOP	173	30	52	5,658
FUS	1,584	100	1,584	172,358
TOTALS	3,691		3,266	355,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,266	95.1372	118.92	388,393	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 2909 HX Base Yr



86349 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	355,380
TOTAL MARKET OB/XF VALUE	5,084
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	425,464
SOH/AGL Deduction	56,405
ASSESSED VALUE	369,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,059
TOTAL JUST VALUE	425,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15878	ELEC OTHER	2,000	10/01/2005
M10492	MECH OTHER	0	10/01/2005
E15878	ELEC OTHER	2,000	09/01/2005
P09993	OTHER	0	09/01/2005
C15939	CO ISSUED	246,023	08/01/2005
R08154	REPAIR/RRF	4,030	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1945	2/14/2011	WD	U	I	11	170,000
GRANTOR: GMAC MORTGAGE LLC						
GRANTEE: SMITH CHARLES J IV						
1670/0625	4/05/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GMAC MORTGAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N10 W12 S10 E12$ W24 S18
FGR=[YR=2006] S25 E20 N2 E2 FOP=[YR=2006] S7 E11 N1 E11 N6
W13 N5 W6 S5 W3$ E3 N10 W6 N10 W16 N3 W3$ E3 S3 E16 S10 E6 S5
E6 S5 E13 N41$ PTR= N15 FUS=[YR=2006] N44 E36 S44 W36$ S15$.

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	0	0	0	899.00	SF	6.50	6.50	100	2006	2006	3	87	5,084	

TOTAL OB/XF 5,084

LAND DESCRIPTION

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	0		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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS