LOT 58
IN OR 1822/753 &
CASE #45-2010-DR-951

MCCRIMON LINDA ANN
86315 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0058-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

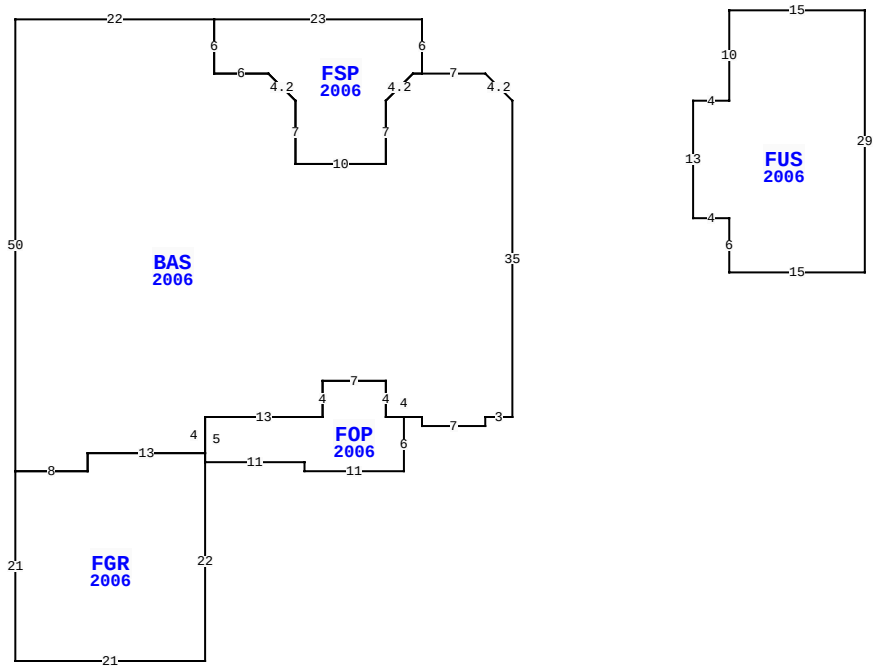
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	2,188	237,460
FGR	467	55	257	27,892
FOP	149	30	45	4,883
FSP	247	40	99	10,744
FUS	487	100	487	52,853
TOTALS	3,538		3,076	333,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,076	94.8888	118.61	364,844	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2010 Heated Area: 2675 HX Base Yr 2010



86315 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		333,832
TOTAL MARKET OB/XF VALUE		7,305
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		406,137
SOH/AGL Deduction		214,252
ASSESSED VALUE		191,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,885
TOTAL JUST VALUE		406,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429566	14X16 SHED	10,982	11/01/2014
E16051	ELEC OTHER	2,000	10/01/2005
M10490	MECH OTHER	0	10/01/2005
P10233	OTHER	0	10/01/2005
C16150	CO ISSUED	242,736	09/01/2005
R08291	REPAIR/RRF	4,550	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0753	4/12/2011	QC	U	I	11	100
GRANTOR: WHITE ADOLPHUS J & LI						
GRANTEE: WHITE LINDA M						
1622/1761	5/26/2009	WD	Q	I	01	258,000
GRANTOR: SHIVER JEFFREY S & AL						
GRANTEE: WHITE ADOLPHUS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W7 FSP=[YR=2006] N6 W23 S6 E6 D3 R3 S7 E10 N7 R3 U3 E1$ W1 D3 L3 S7 W10 N7 L3 U3 W6 N6 W22 S50 FGR=[YR=2006] S21 E21 N22 FOP=[YR=2006] E11 S1 E11 N6 W2 N4 W7 S4 W13 S5$ N1 W13 S2 W8$ E8 N2 E13 N4 E13 N4 E7 S4 E4 S1 E7 N1 E3 N35$ PTR=E20 FUS=[YR=2006] E4 N10 E15 S29 W15 N6 W4 N13$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,194.00	SF	4.00	4.00	100	2006	2006	3	87	4,155	

LAND DESCRIPTION

TOTAL OB/XF 7,305

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