LOT 59
MEADOWFIELD #3 PB 6/321-323

EFFINGER JAMES M
86299 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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

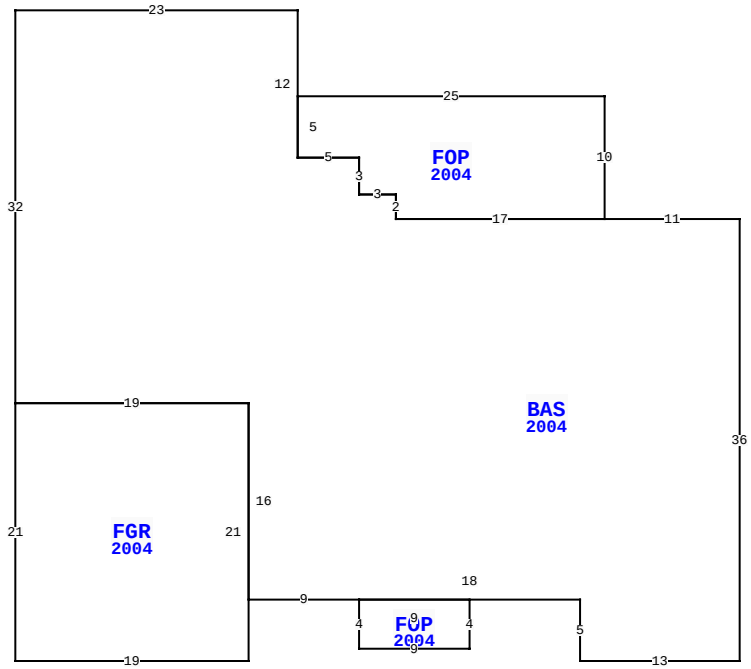
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	221,572
FGR	399	55	219	24,117
FOP	36	30	11	1,212
FOP	219	30	66	7,268
TOTALS	2,666		2,308	254,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	94.3740	117.97	272,275	2004	2009	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2021 Heated Area: 2012 HX Base Yr 2021



86299 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		254,169
TOTAL MARKET OB/XF VALUE		3,464
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		322,633
SOH/AGL Deduction		77,971
ASSESSED VALUE		244,662
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		144,662
TOTAL JUST VALUE		322,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005886	REPAIR/RRF	15,050	07/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0928	10/21/2020	WD	Q	I	01	285,000
GRANTOR: HUTCHISON EVA						
GRANTEE: EFFINGER JAMES M						
2297/1645	8/08/2019	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: HUTCHISON EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] N10 W25 S5 E5 S3 E3 S2 E17$ W17 N2 W3 N3 W5 N12 W23 S32 FGR=[YR=2004] S21 E19 N21 W19$ E19 S16 E9 FOP=[YR=2004] S4 E9 N4 W9$ E18 S5 E13 N36$.

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	793.00	SF	5.20	5.20	100	2004	2004	3	84	3,464	

LAND DESCRIPTION

TOTAL OB/XF 3,464

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 12/03/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS