

LOT 61
IN OR 1184/1872
MEADOWFIELD #3 PB 6/321-323

SEAY JUDITH A
86263 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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		

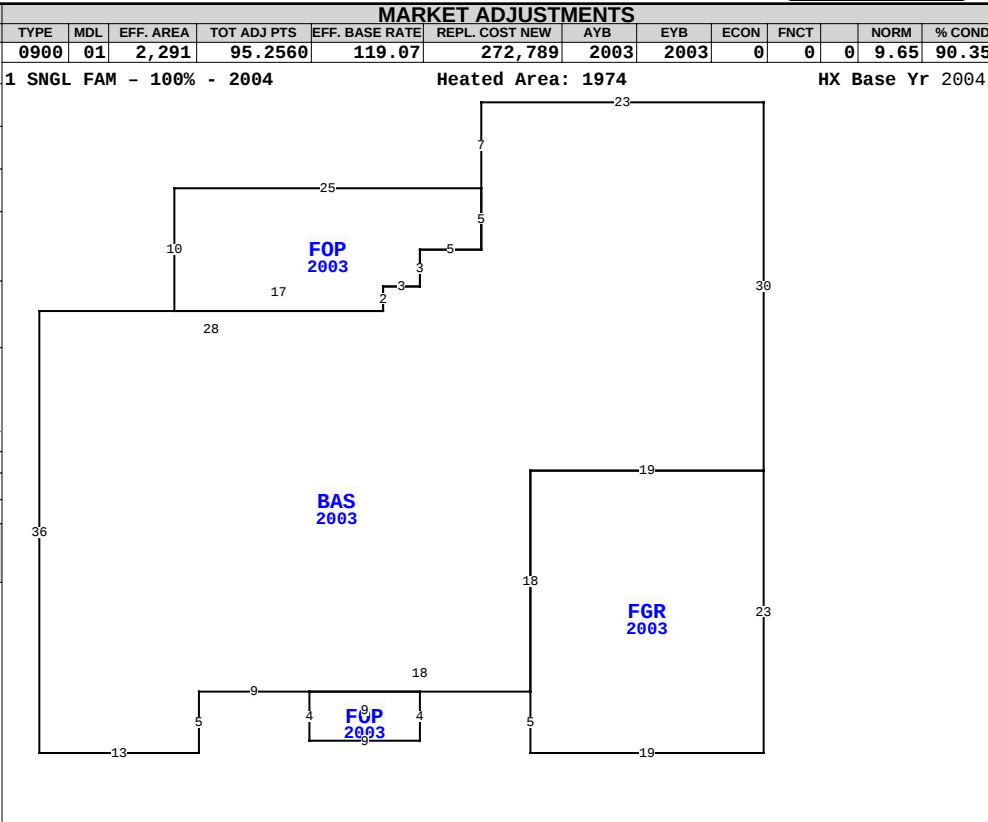
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	212,362
FGR	437	55	240	25,819
FOP	36	30	11	1,184
FOP	219	30	66	7,101

TOTALS	2,666		2,291	246,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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86263 MEADOWWOOD DR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

L N	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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	2003	2003	3	83	3,535	

TOTAL OB/XF										6,580							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				246,465	
TOTAL MARKET OB/XF VALUE				6,580	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				318,045	
SOH/AGL Deduction				153,004	
ASSESSED VALUE				165,041	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				110,041	
TOTAL JUST VALUE				318,045	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				320,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363789	NEW CONSTR	147,749	06/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1184/1872	10/30/2003	WD	Q	I	
GRANTOR: MATTAMY (JACKSONVILLE)					SALE PRICE
GRANTEE: SEAY ROBERT & JUDIT					162,000
1152/1482	7/11/2003	WD	U	V	19
GRANTOR: ATLANTIC BUILDERS INC					2,209,100
GRANTEE: MATTAMY (JACKSONVIL)					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W23 S7 FOP=[YR=2003] W25 S10 E17 N2 E3 N3 E5 N5\$ S5 W5 S3 W3 S2 W28 S36 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9\$ E18 FGR=[YR=2003] S5 E19 N23 W19 S18\$ N18 E19 N30\$.									