LOT 64
IN OR 2234/973
MEADOWFIELD #3 PB 6/321-323

**BRACKENS KEVIN D & HEATHER L**
86213 MEADOWWOOD DRIVE
YULEE, FL 32097

**2024**

**38-2N-27-1332-0064-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

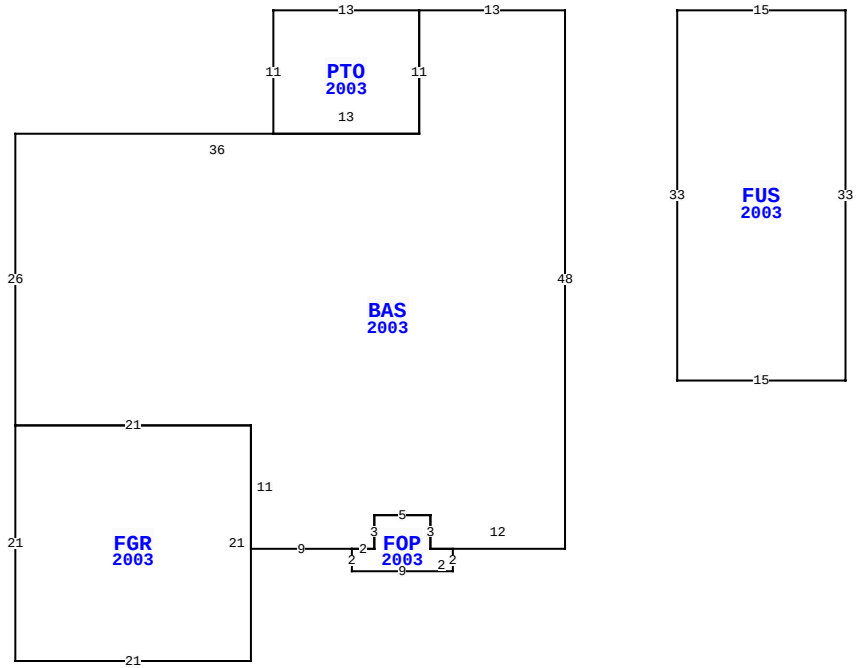
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4045.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,710 | 100 | 1,710 | 183,544 |
| FGR | 441 | 55 | 243 | 26,082 |
| FOP | 33 | 30 | 10 | 1,073 |
| FUS | 495 | 100 | 495 | 53,131 |
| PTO | 143 | 5 | 7 | 752 |
| TOTALS | 2,822 | | 2,465 | 264,583 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,465 | 95.0400 | 118.80 | 292,842 | 2003 | 2003 | 0 | 0 | 0 | 9.65 | 90.35 |

1 SNGL FAM – 100% - 2019 Heated Area: 2205 HX Base Yr 2019




86213 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 | | 264,583 |
| TOTAL MARKET OB/XF VALUE | | 48,821 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 378,404 |
| SOH/AGL Deduction | | 112,815 |
| ASSESSED VALUE | | 265,589 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 215,589 |
| TOTAL JUST VALUE | | 378,404 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 381,389 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22004051 | SWIM POOL | 50,000 | 03/15/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2234/0973 | 10/26/2018 | WD | Q | I | 01 | 239,000 |
| GRANTOR: CHAMBERLAIN CRAIG & E | | | | | | |
| GRANTEE: BRACKENS KEVIN D & | | | | | | |
| 2234/0973 | 10/26/2018 | WD | Q | I | 01 | 239,000 |
| GRANTOR: CHAMBERLAIN CRAIG & E | | | | | | |
| GRANTEE: BRACKENS KEVIN D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W36 S26
FGR=[YR=2003] S21 E21 N21 W21$ E21 S11 E9 FOP=[YR=2003] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$ PTR= E10
FUS=[YR=2003] E15 S33 W15 N33$ W10$ .

## 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 | 850.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 83 | 3,669 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 434.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 98 | 36,152 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 900.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 9,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,821

| 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 02/14/2023 BY DMC Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS