LOT 69
IN OR 2033/1897
MEADOWFIELD #3 PB 6/321-323

EVANS BRENT ALAN/LOPEZ-EVANS DORIS
86127 MEADOWWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0069-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 60
Interior Floo	11	CLAY TILE 40
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

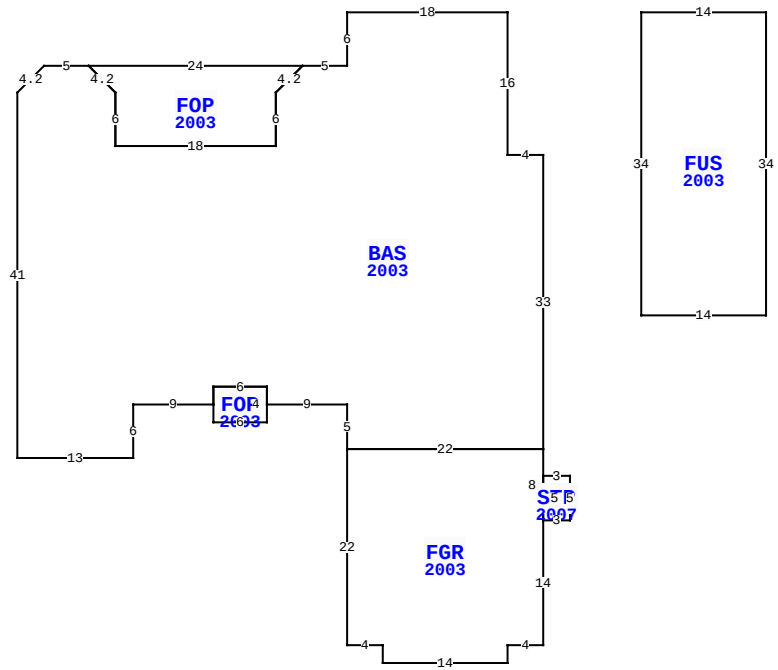
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	244,142
FGR	512	55	282	29,791
FOP	24	30	7	739
FOP	171	30	51	5,388
FUS	476	100	476	50,286
STP	15	10	2	211
TOTALS	3,509		3,129	330,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,129	93.7296	117.16	366,594	2003	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2017 Heated Area: 2787 HX Base Yr 2017



86127 MEADOWWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,558
TOTAL MARKET OB/XF VALUE		25,309
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		420,867
SOH/AGL Deduction		150,845
ASSESSED VALUE		270,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,022
TOTAL JUST VALUE		420,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014542	SCRN ENCLSR _ 44	9,500	11/13/2023
B22320	REMODEL	50,000	03/01/2009
B12538	SWIM POOL	39,360	03/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/1897	3/11/2016	WD	Q	I	01	305,000
GRANTOR: NEWCOMER JOHN PAUL &						
GRANTEE: EVANS BRENT ALAN &						
1184/1906	10/30/2003	WD	Q	I		213,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: NEWCOMER JOHN P & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 S6 W5 FOP=[YR=2003] W24 D3 R3 S6 E18 N6 R3 U3 $ D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S41 E13 N6 E9 FOP=[YR=2003] S2 E6 N4 W6 S2$ N2 E6 S2 E9 S5 FGR=[YR=2003] S22 E4 S2 E14 N2 E4 N14 STP=[YR=2007] E3 N5 W3 S5$ N8 W22$ E22 N33 W4 N16$ PTR= E15 FUS=[YR=2003] E14 S34 W14 N34$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00	4.00	100	2003	2003	3	83	3,918	
2	0861	POOL GUNIT	0	100	24	10	240.00	SF	85.00	85.00	100	2004	2004	3	36	7,344	
3	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	22	440	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	22	440	
5	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2004	2004	3	84	7,207	
6	1244	WD DECK EX	0	100	0	0	350.00	SF	18.50	18.50	100	2004	2004	3	36	2,331	
7	0462	ST/AL FNC	0	100	0	0	156.00	SF	10.00	10.00	100	2004	2004	3	36	562	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	64	576	
9	0855	CONC PAVER	0	100	0	0	109.00	SF	10.00	10.00	100	2008	2008	3	89	970	
10	0810	CONCRETE A	0	100	0	0	263.00	SF	6.50	6.50	100	2008	2008	3	89	1,521	

TOTAL OB/XF 25,309

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	100	0003	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 02/20/2024 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS