

DUTKIEWICZ RANDALL K & JESSICA L
86115 MEADOWWOOD DR
YULEE, FL 32097

38-2N-27-1332-0070-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 70		0900	01	2,375	96.3144		120.39	285,926	2003	2003	0	0	9.65	90.35	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 30		1 SNGL FAM - 100% - 2015										Heated Area: 1899					HX Base Yr 2015					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					258,334									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					14,319									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					65,000									
Interior Floo		13	LVT/LAMNT 60																	TOTAL MARKET VALUE					337,653									
Interior Floo		08	SHT VINYL 40																	SOH/AGL Deduction					145,130									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					192,523									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB									
Bedrooms			3 100																	BASE TAXABLE VALUE					142,523									
Bathrooms			2 100																	TOTAL JUST VALUE					337,653									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					340,174																								
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	1,899	100	1,899	206,559																														
FGR	586	55	322	35,025																														
FOP	57	30	17	1,849																														
FOP	180	30	54	5,874																														
FSP	208	40	83	9,028																														
TOTALS		2,930		2,375	258,334																													
EXTRA FEATURES					86115 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	1,714.00	SF	5.20	5.20	100	2003	2003	3	83	7,398																			
3	1242	WD DECK A	0 100	0	0	308.00	SF	12.50	12.50	100	2012	2012	3	55	2,118																			
4	0476	VF 6 SBPL	0 100	0	0	46.00	LF	32.00	32.00	100	2012	2012	3	83	1,222																			
5	0477	VF 4 SLAT	0 100	0	0	44.00	LF	14.00	14.00	100	2014	2014	3	87	536																			
TOTAL OB/XF 14,319																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS																																		