

LOT 71
IN OR 1161/1632
MEADOWFIELD #3 PB 6/321-323

MIZERAS BRADLEY S & YVONNE R
86099 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0071-0000



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

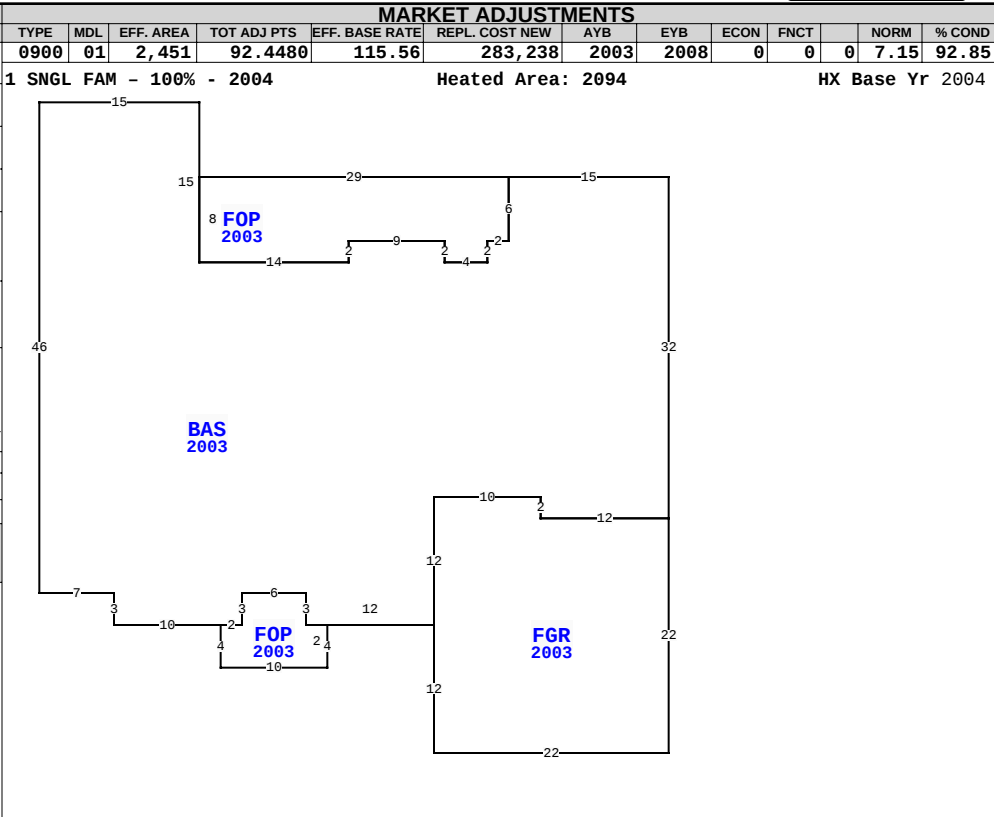
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	224,681
FGR	504	55	277	29,721
FOP	58	30	17	1,825
FOP	210	30	63	6,759

TOTALS	2,866		2,451	262,986
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			



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	0811	CONCRETE B	0	100	0	0				100	2003	2003	3	83	3,824	

LAND DESCRIPTION										TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										262,986									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										331,810									
SOH/AGL Deduction										164,302									
ASSESSED VALUE										167,508									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										112,508									
TOTAL JUST VALUE										331,810									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										334,005									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002998	REPAIR/RRF	28,733	05/18/2020
B0310913	NEW CONSTR	153,946	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1161/1632	8/13/2003	WD	Q	I		165,700	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: MIZERAS BRADLEY S &							
1152/1482	7/11/2003	WD	U	V	19	2,209,100	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: MATTAMY (JACKSONVIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W15 FOP=[YR=2003] W29 S8 E14 N2 E9 S2 E4 N2 E2 N6\$ S6 W2 S2 W4 N2 W9 S2 W14 N15 W15 S46 E7 S3 E10 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2003] S12 E22 N22 W12 N2 W10 S12\$ N12 E10 S2 E12 N32\$.									