LOT 72
MEADOWFIELD #3 PB 6/321-323

GRAVES FRANKLIN SR & CYNTHIA REVOCABLE TRUST/GRAVE
86083 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0072-0000

BUILDING CHARACTERISTICS

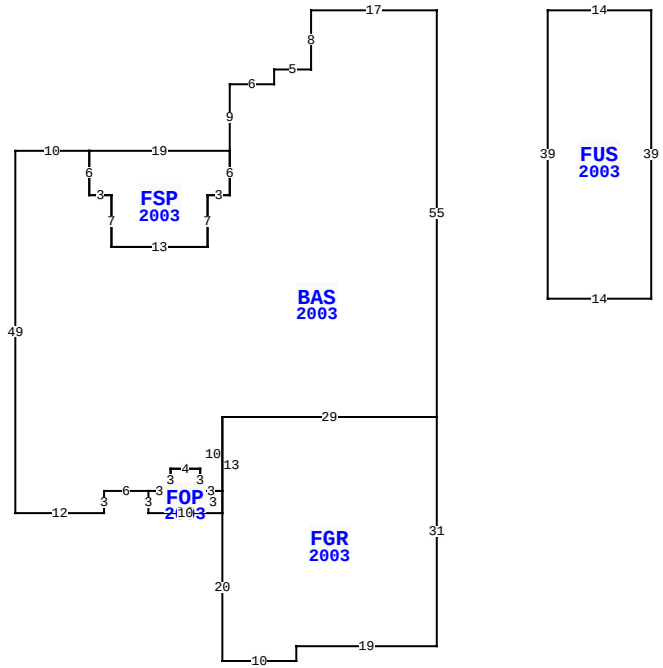
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,583	100	2,583	268,085
FGR	919	55	505	52,413
FOP	42	30	13	1,349
FSP	205	40	82	8,510
FUS	546	100	546	56,669
TOTALS	4,295		3,729	387,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,729	92.2590	115.32	430,028	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2007 Heated Area: 3129 HX Base Yr 2007



86083 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,025
TOTAL MARKET OB/XF VALUE		8,703
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		460,728
SOH/AGL Deduction		224,394
ASSESSED VALUE		236,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,334
TOTAL JUST VALUE		460,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311035	NEW CONSTR	225,188	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1365	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN R & C						
GRANTEE: GRAVES FRANKLIN R S						
2496/1341	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN SR &						
GRANTEE: GRAVES FRANKLIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S8 W5 S2 W6 S9 FSP=[YR=2003] W19 S6 E3 S7 E13 N7 E3 N6$ S6 W3 S7 W13 N7 W3 N6 W10 S49 E12 N3 E6 FOP=[YR=2003] S3 E10 FGR=[YR=2003] S20 E10 N2 E19 N31 W29 S13$ N3 W3 N3 W4 S3 W3$ E3 N3 E4 S3 E3 N10 E29 N55$ PTR=E15 FUS=[YR=2003] E14 S39 W14 N39$ 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	0811	CONCRETE B	0	100	0	0	1,343.00	SF	5.20	5.20	100	2003	2003	3	83	5,796	
2	0471	VINYL FNC	0	100	0	0	78.00	LF	32.00	32.00	100	2004	2004	3	64	1,597	
3	0811	CONCRETE B	0	100	30	10	300.00	SF	5.20	5.20	100	2004	2004	3	84	1,310	

LAND DESCRIPTION

TOTAL OB/XF 8,703

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS