LOT 73
IN OR 1225/1279
MEADOWFIELD #3 PB 6/321-323

CAMPBELL IMELDA L
86071 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

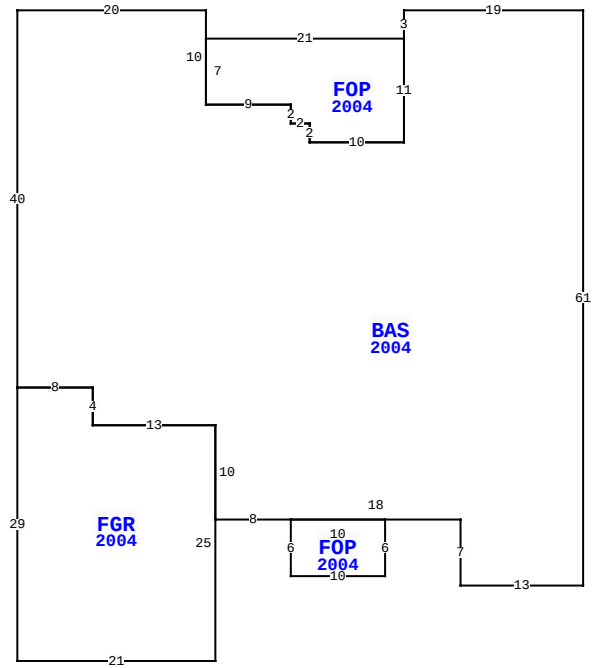
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	2,835	271,738
FGR	557	55	306	29,331
FOP	60	30	18	1,725
FOP	191	30	57	5,463
TOTALS	3,643		3,216	308,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,216	89.4240	111.78	359,484	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2835 HX Base Yr 2006



86071 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		308,258
TOTAL MARKET OB/XF VALUE		4,764
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		378,022
SOH/AGL Deduction		181,812
ASSESSED VALUE		196,210
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,210
TOTAL JUST VALUE		378,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1279	4/27/2004	WD	Q	I		219,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: CAMPBELL IMELDA L						
1158/0397	7/30/2003	WD	U	V	19	36,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 S3 FOP=[YR=2004] W21 S7 E9 S2 E2 S2 E10 N11$ S11 W10 N2 W2 N2 W9 N10 W20 S40 FGR=[YR=2004] S29 E21 N25 W13 N4 W8$ E8 S4 E13 S10 E8 FOP=[YR=2004] S6 E10 N6 W10$ E18 S7 E13 N61$.

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	801.00	SF	5.20	5.20	100	2004	2004	3	84	3,499	
2	0471	VINYL FNC	0	100	0	0	36.00	LF	32.00	32.00	100	2006	2006	3	69	795	
3	0811	CONCRETE B	0	100	26	4	104.00	SF	5.20	5.20	100	2006	2006	3	87	470	

LAND DESCRIPTION

TOTAL OB/XF 4,764

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