LOT 115
MEADOWFIELD #3 PB 6/321-323

MCKEE ALEXANDER & JAMIE
86234 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0115-0000

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

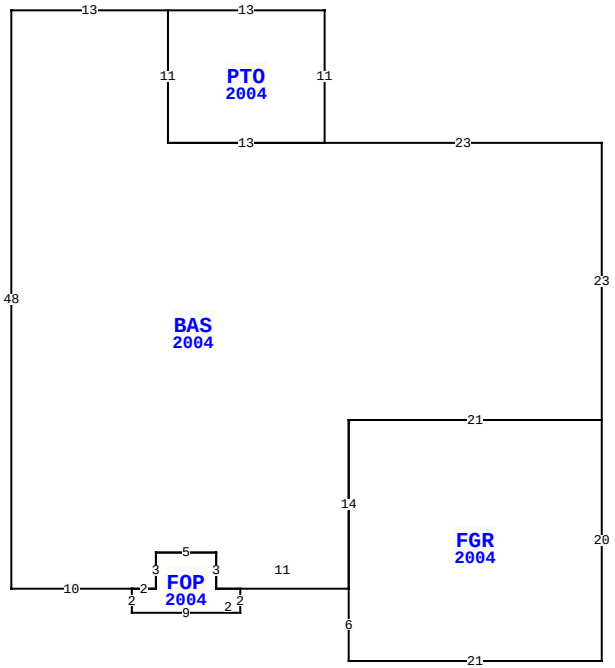
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	179,810
FGR	420	55	231	25,219
FOP	33	30	10	1,092
PTO	143	5	7	764
TOTALS	2,243		1,895	206,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,895	96.1380	120.17	227,722	2004	2004	0	0	0	9.15	90.85

1 SNGL FAM – 0% - 0 Heated Area: 1647 HX Base Yr



86234 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023	NW	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	206,885
TOTAL MARKET OB/XF VALUE	3,363
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	275,248
SOH/AGL Deduction	38,113
ASSESSED VALUE	237,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,135
TOTAL JUST VALUE	275,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1578	5/24/2024	WD	Q	I	01	350,000
GRANTOR: LANDTROOP TRUST						
GRANTEE: MCKEE ALEXANDER & J						
1580/1952	8/12/2008	WD	U	I	01	100
GRANTOR: LANDTROOP DORMAN W &						
GRANTEE: LANDTROOP DORMAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 PTO=[YR=2004] N11 W13 S11 E13$ W13 N11 W13 S48 E10 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2004] S6 E21 N20 W21 S14$ N14 E21 N23$.

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	0	0	0	770.00	SF	5.20	5.20	100	2004	2004	3	84	3,363	

LAND DESCRIPTION

TOTAL OB/XF 3,363

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	0		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