LOT 117
MEADOWFIELD #3 PB 6/321-323

DAVIS WAYNE M & CAROLYN S
86198 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0117-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 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		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

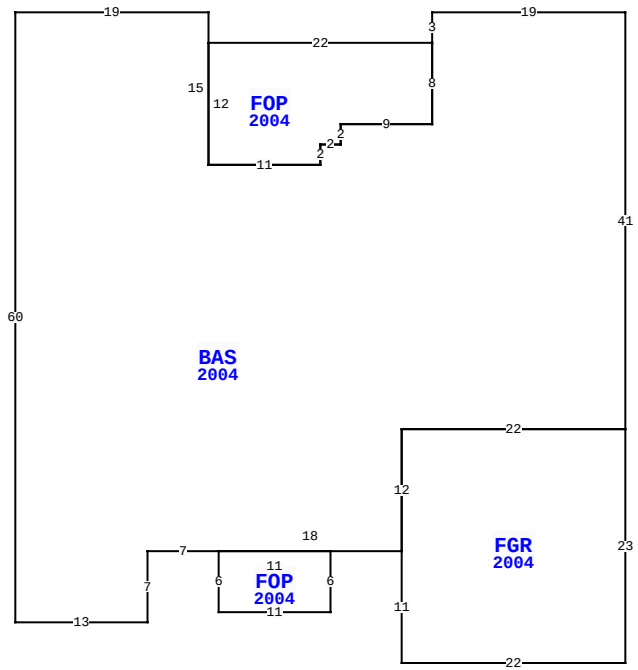
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2,717	271,574
FGR	506	55	278	27,787
FOP	66	30	20	1,999
FOP	224	30	67	6,697
TOTALS	3,513		3,082	308,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	89.4240	111.78	344,506	2004	2004	0	0	0	10.58	89.42

1 SNGL FAM – 100% - 2020 Heated Area: 2717 HX Base Yr 2020



86198 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		308,057
TOTAL MARKET OB/XF VALUE		6,443
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		379,500
SOH/AGL Deduction		129,580
ASSESSED VALUE		249,920
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,920
TOTAL JUST VALUE		379,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413351	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2289/0213	7/11/2019	WD	Q	I	01	270,000
GRANTOR: GRIGGS JAMIE & NAISHA						
GRANTEE: DAVIS WAYNE M & CAR						
1287/0023	1/11/2005	WD	U	I	21	209,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GRIGGS JAMIE & NAIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 S3 FOP=[YR=2004] W22 S12 E11 N2 E2 N2 E9 N8$ S8 W9 S2 W2 S2 W11 N15 W19 S60 E13 N7 E7 FOP=[YR=2004] S6 E11 N6 W11$ E18 FGR=[YR=2004] S11 E22 N23 W22 S12$ N12 E22 N41$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	2004	2004	3	84	3,363	

LAND DESCRIPTION

TOTAL OB/XF 6,443

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