LOT 118
MEADOWFIELD #3 PB 6/321-323

PETTY CONNER SCOTT & ASHTON F
86172 MEADOWWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0118-0000

BUILDING CHARACTERISTICS

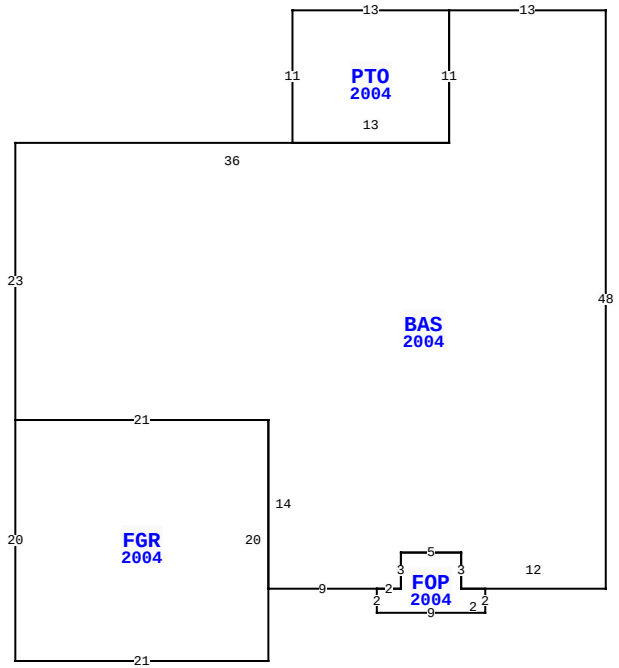
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 – 100% - 2020 Heated Area: 1647 HX Base Yr 2020



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

86172 MEADOWWOOD DR, YULEE

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		3,446
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		275,331
SOH/AGL Deduction		95,818
ASSESSED VALUE		179,513
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,513
TOTAL JUST VALUE		275,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413339	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1602	1/04/2022	WD	U	I	11	100
GRANTOR: PETTY CONNER SCOTT						
GRANTEE: PETTER CONNER SCOTT						
2279/0384	6/04/2019	WD	Q	I	01	165,000
GRANTOR: BENTON RONALD L & DOR						
GRANTEE: PETTY CONNER SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 PTO=[YR=2004] W13 S11 E13 N11$ S11 W36 S23
FGR=[YR=2004] S20 E21 N20 W21$ E21 S14 E9 FOP=[YR=2004] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$.

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	789.00	SF	5.20	5.20	100	2004	2004	3	84	3,446	

LAND DESCRIPTION

TOTAL OB/XF 3,446

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