

LOT 124
IN OR 1290/826
MEADOWFIELD #3 PB 6/321-323

HUGHES FREDRIC N & BLENDA
86036 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0124-0000



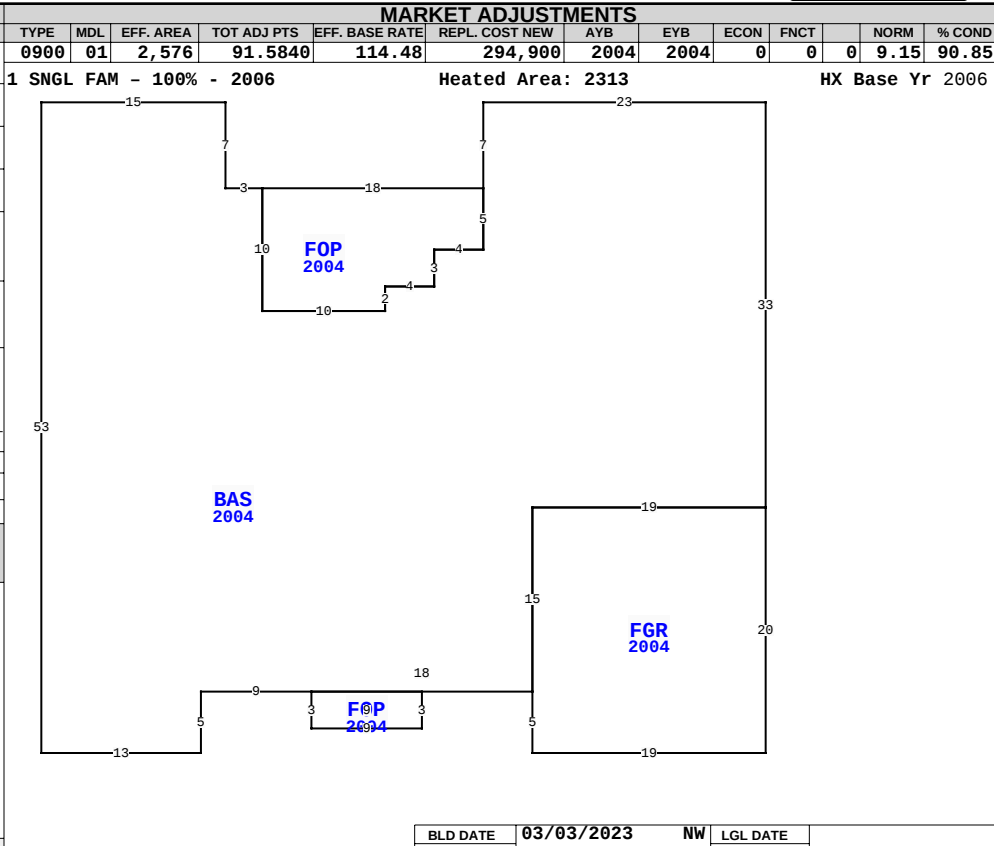
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,313	100	2,313	240,564
FGR	380	55	209	21,737
FOP	27	30	8	832
FOP	152	30	46	4,784
TOTALS	2,872		2,576	267,917

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	774.00	SF	5.20	5.20	100	2004	2004	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



86036 MEADOWWOOD DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								267,917	
TOTAL MARKET OB/XF VALUE								3,381	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								336,298	
SOH/AGL Deduction								162,708	
ASSESSED VALUE								173,590	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								123,590	
TOTAL JUST VALUE								336,298	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								338,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413338	NEW CONSTR	0	01/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1290/0826	1/25/2005	WD	Q	I		202,300			
GRANTOR:MATTAMY (JACKSONVILLE									
GRANTEE:HUGHES FREDRIC N &									
1222/0216	4/13/2004	WD	U	V	19	144,000			
GRANTOR:MEADOWFIELD JOINT VEN									
GRANTEE:MATTAMY (JACKSONVIL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N2 E4 N3 E4 N5\$ S5 W4 S3 W4 S2 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S3 E9 N3 W9\$ E18 FGR=[YR=2004] S5 E19 N20 W19 S15 \$ N15 E19 N33\$.									