



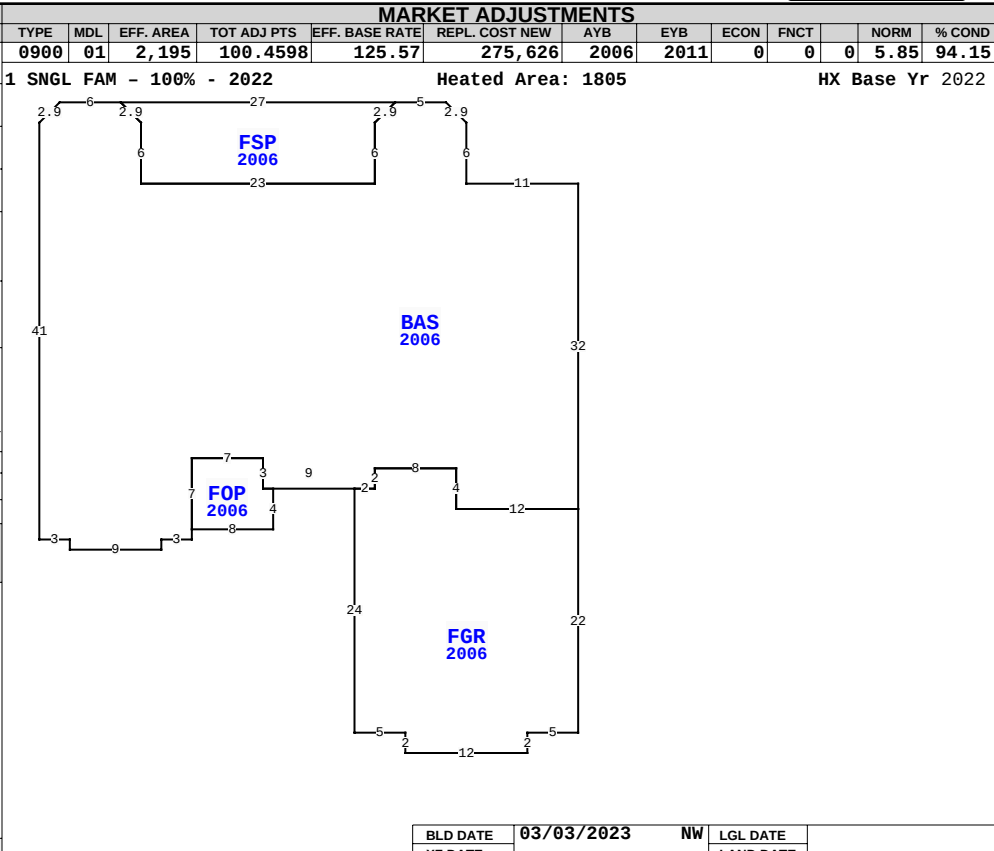
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	1,805	100	1,805	213,395
FGR	544	55	299	35,349
FOP	53	30	16	1,891
FSP	188	40	75	8,867
TOTALS	2,590		2,195	259,502

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,290.00	SF	4.00	4.00	
3	0479	VF PICKET	0	100	0	0	180.00	LF	12.00	12.00	
4	0479	VF PICKET	0	100	0	0	86.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86440 MEADOWWOOD DR, YULEE				

TOTAL OB/XF											
9,722											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										259,502	
TOTAL MARKET OB/XF VALUE										9,722	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										334,224	
SOH/AGL Deduction										50,116	
ASSESSED VALUE										284,108	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										234,108	
TOTAL JUST VALUE										334,224	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										336,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515476	NEW CONSTR	141,446	02/15/2006
E16141	ELEC OTHER	2,000	11/01/2005
M10518	MECH OTHER	0	10/01/2005
P09914	OTHER	0	08/01/2005
R0507805	REPAIR/RRF	1,500	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2466/0959	5/28/2021	WD	Q	I	02	325,000	
GRANTOR: IRISH STEPHEN L & EIL							
GRANTEE: CZARNECKI JANICE							
2282/1813	6/05/2019	WD	Q	I	01	245,000	
GRANTOR: BROGAN THOMAS W P/R							
GRANTEE: IRISH STEPHEN L & E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W11 N6 L2 U2 W5 FSP=[YR=2006] W27 D2 R2 S6 E23 N6 R2 U2 \$ D2 L2 S6 W23 N6 L2 U2 W6 D2 L2 S41 E3 S1 E9 N1 E3 N1 FOP=[YR=2006] E8 N4 W1 N3 W7 S7\$ N7 E7 S3 E9 FGR=[YR=2006] S24 E5 S2 E12 N2 E5 N22 W12 N4 W8 S2 W2\$ E2 N2 E8 S4 E12 N32\$.									