



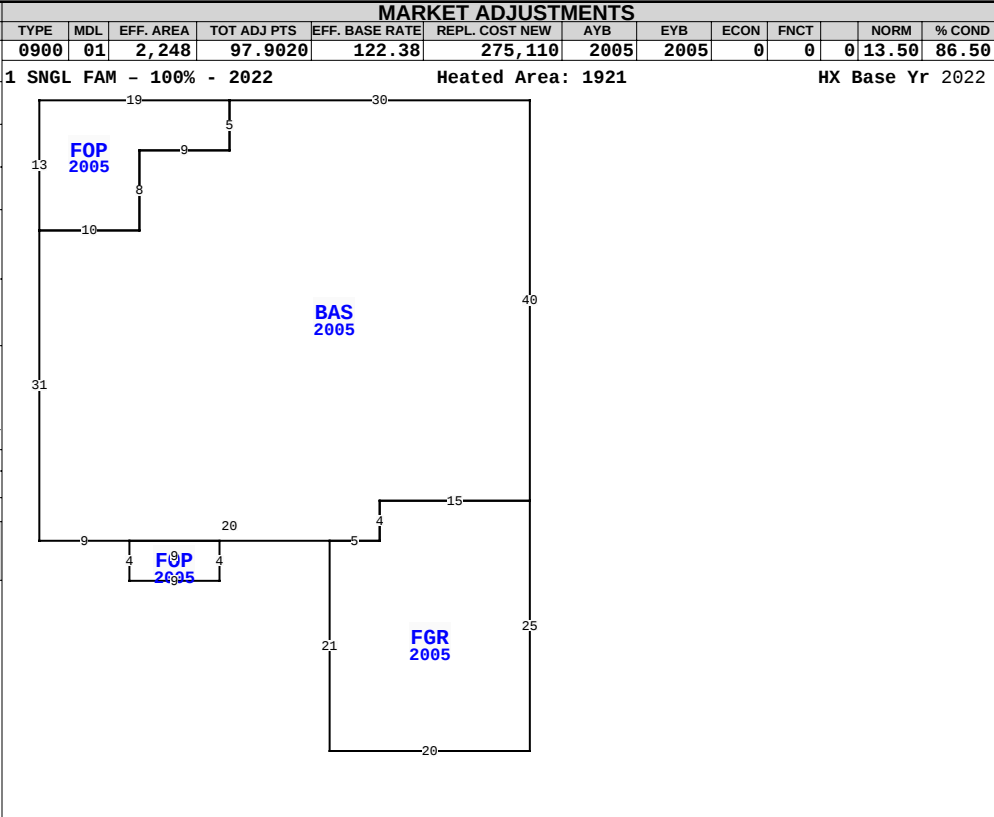
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,921	100	1,921	203,355
FGR	480	55	264	27,946
FOP	36	30	11	1,164
FOP	175	30	52	5,505

TOTALS	2,612		2,248	237,970
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	868.00	SF	5.20	5.20	100	2005



86422 MEADOWWOOD DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	868.00	SF	5.20	5.20	100	2005	2005	3	86	3,882	

LAND DESCRIPTION										TOTAL OB/XF								3,882	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00			
REVIEW DATE: 02/10/2025 BY: XDS Total: 0.00 Total: 111.07 07.000 Market: 0.000 Unit Price: 0.000																			

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												4											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												237,970											
TOTAL MARKET OB/XF VALUE												3,882											
TOTAL LAND VALUE - MARKET												65,000											
TOTAL MARKET VALUE												306,852											
SOH/AGL Deduction												42,794											
ASSESSED VALUE												264,058											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												214,058											
TOTAL JUST VALUE												306,852											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												309,628											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10491	MECH OTHER	0	10/01/2005
P09996	OTHER	0	09/01/2005
E15518	ELEC OTHER	0	08/01/2005
R07956	REPAIR/RRF	5,070	07/01/2005
B15672	NEW CONSTR	179,940	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/0426	10/29/2019	QC	U	I	11	70,000
GRANTOR: WATTS CHRISTINA						
GRANTEE: WATTS CHRISTINA A &						
2087/1425	12/09/2016	QC	U	I	11	70,100
GRANTOR: WATTS DANIEL P						
GRANTEE: WATTS CHRISTINA A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W30FOP=[YR=2005] W19S13E10N8 E9N5\$\$5W9S8W10S31E9FOP=[YR=2005] S4 E9N4W9\$E20FGR=[YR=2005] S21E20N25W15 S4W5\$E5N4E15N40\$.											