LOT 139
IN OR 1988/320
MEADOWFIELD #3 PB 6/321-323

BLAN BRADFORD & KAREN
86368 MEADOWWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0139-0000

BUILDING CHARACTERISTICS

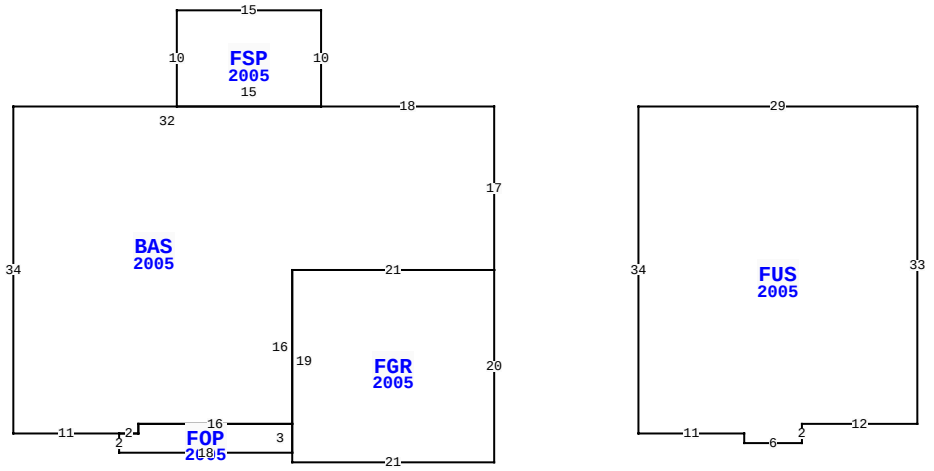
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,327	100	1,327	146,630
FGR	420	55	231	25,525
FOP	52	30	16	1,768
FSP	150	40	60	6,630
FUS	980	100	980	108,287
TOTALS	2,929		2,614	288,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,614	96.7680	120.96	316,189	2005	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2019 Heated Area: 2307 HX Base Yr 2019



86368 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,839
TOTAL MARKET OB/XF VALUE	4,524
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	358,363
SOH/AGL Deduction	121,002
ASSESSED VALUE	237,361
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	187,361
TOTAL JUST VALUE	358,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14785	ELEC OTHER	2,000	04/01/2005
M09621	OTHER	0	04/01/2005
P09139	OTHER	0	03/01/2005
R0507114	REPAIR/RRF	1,500	02/01/2005
B0514408	NEW CONSTR	159,438	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0320	6/13/2015	WD	Q	I	01	199,000
GRANTOR: BARROW ROBERT L & LET						
GRANTEE: BLAN BRADFORD & KAR						
1348/1782	9/09/2005	WD	Q	I		226,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BARROW ROBERT L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W15 S10 E15 $ W32 S34 E11 FOP=[YR=2005] S2 E18 FGR=[YR=2005] S1 E21 N20 W21 S19 $ N3 W16 S1 W2 $ E2 N1 E16 N16 E21 N17 $ PTR= E15 FUS=[YR=2005] E29 S33 W12 S2 W6 N1 W11 N34 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,315.00	SF	4.00	4.00	100	2005	2005	3	86	4,524	

LAND DESCRIPTION

TOTAL OB/XF 4,524

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	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	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