

LOT 141
IN OR 1775/1378
MEADOWFIELD #3 PB 6/321-323

STAHALA HOWARD M & JOANN
86334 MEADOWWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0141-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,666	100	1,666	195,974
FGR	420	55	231	27,173
FOP	58	30	17	2,000
FOP	150	30	45	5,294
TOTALS	2,294		1,959	230,440

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	776.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	509.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,959	103.0176	128.77	252,260	2005	2005	0	0	8.65	91.35
1 SNGL FAM - 100% - 2013 Heated Area: 1666 HX Base Yr 2013											

86334 MEADOWWOOD DR, YULEE											
BLD DATE				03/03/2023				NW			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										230,440	
TOTAL MARKET OB/XF VALUE										11,023	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										306,463	
SOH/AGL Deduction										138,666	
ASSESSED VALUE										167,797	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										117,797	
TOTAL JUST VALUE										306,463	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										308,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515289	NEW CONSTR	124,453	01/05/2006
E15871	ELEC OTHER	2,000	09/01/2005
M10390	MECH OTHER	0	09/01/2005
P09911	OTHER	0	08/01/2005
R0507671	REPAIR/RRF	1,500	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1775/1378	1/20/2012	WD Q	I	02		158,400	
GRANTOR: FLOOD JOHN J & SUZANN							
GRANTEE: STAHALA HOWARD M &							
1500/0803	5/22/2007	WD Q	I			225,900	
GRANTOR: MCGEE JAMES L & KIMBE							
GRANTEE: FLOOD JOHN J & SUZA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W18 FOP=[YR=2005] N10 W15 S10 E15 \$ W25 S11 D2 L2 S5 D2 R2 S26 E17 FOP=[YR=2005] S2 E6 FGR=[YR=2005] S5 E20 N21 W20 S16 \$ N11 W4 S4 W2 S5 \$ N5 E2 N4 E4 N5 E20 N32 \$											

LAND DESCRIPTION										TOTAL OB/XF										11,023									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
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