LOT 2
IN OR 1916/698
SPRING MEADOW PB 5/142

HAWKES GAYLE S
86019 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

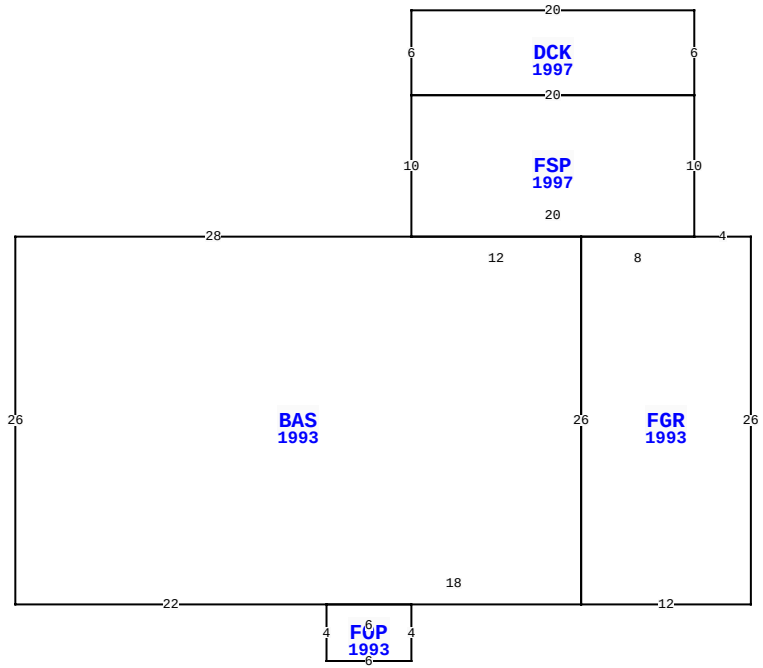
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	120,169
DCK	120	10	1997	12	1,387
FGR	312	55	1993	172	19,874
FOP	24	30	1993	7	809
FSP	200	40	1997	80	9,243
TOTALS	1,696			1,311	151,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	115.3152	138.38	181,416	1991	1991	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



86019 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/02/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,482
TOTAL MARKET OB/XF VALUE		8,894
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		235,376
SOH/AGL Deduction		126,442
ASSESSED VALUE		108,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,212
TOTAL JUST VALUE		235,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17538	H/AC	0	08/01/2012
B21625	ADDITION	5,725	07/01/2008
96-3524	ADDITION	2,550	01/01/1997
963524	ADDITION	2,550	12/01/1996
7418	NEW CONSTR	40,108	07/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1916/0698	5/02/2014	QC	U	I	11	100
GRANTOR: HAWKES GAYLE S						
GRANTEE: HAWKES GAYLE S						
0639/0606	10/23/1991	WD	Q	I		47,000
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: WELLS GAYLE S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W4 FSP=[YR=1997] N10 DCK=[YR=1997] N6 W20 S6 E20 $ W20 S10 BAS=[YR=1993] W28 S26 E22 FOP=[YR=1993] S4 E6 N4 W6$ E18 N26 W12$ E20$ W8 S26 E12 N26$.

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	0810	CONCRETE A	0	100	0	0	636.00	SF	7.80	7.80	100	1991	1991	3	59.5	2,952	
2	2700	QUONSET LW	0	100	40	16	640.00	SF	14.40	14.40	100	2008	2008	3	60	5,530	
3	0810	CONCRETE A	0	100	10	6	60.00	SF	7.80	7.80	100	2008	2008	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 8,894

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	000100	C	RES	100		RSF-	1120.00	301.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS