LOT 4
IN OR 2374/910
SPRING MEADOW PB 5/142

MALLARD CHRISTINE M
86055 SPRING MEADOW AVE
YULEE, FL 32097

**2025**

**09-2N-27-1950-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| 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 | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

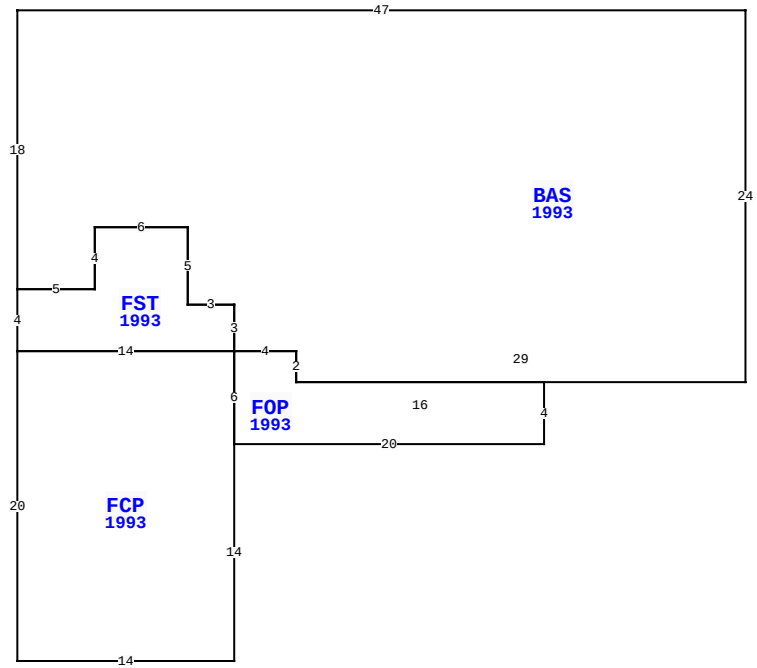
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,015 | 100 | 1993 | 1,015 | 127,211 |
| FCP | 280 | 25 | 1993 | 70 | 8,773 |
| FOP | 88 | 30 | 1993 | 26 | 3,258 |
| FST | 77 | 55 | 1993 | 42 | 5,264 |
| TOTALS | 1,460 | | | 1,153 | 144,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,153 | 123.5960 | 148.32 | 171,013 | 1991 | 1991 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1015 HX Base Yr 2021




86055 SPRING MEADOW AVE, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,506 |
| TOTAL MARKET OB/XF VALUE | | 2,918 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 222,424 |
| SOH/AGL Deduction | | 83,685 |
| ASSESSED VALUE | | 138,739 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 88,017 |
| TOTAL JUST VALUE | | 222,424 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 187,273 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 973789 | XFOB | 1,360 | 03/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2374/0910 | 6/30/2020 | WD | Q | I | 01 | 164,000 |
| GRANTOR: ANDRADE RHONDA K & TE | | | | | | |
| GRANTEE: MALLARD CHRISTINE M | | | | | | |
| 0895/0770 | 8/17/1999 | WD | U | I | 18 | 100 |
| GRANTOR: KING RHONDA C | | | | | | |
| GRANTEE: ANDRADE RHONDA & TE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W47 S18 FST=[YR=1993] S4 FCP=[YR=1993] S20 E14 N14 FOP=[YR=1993] E20 N4 W16 N2 W4 S6$ N6 W14$ E14 N3 W3 N5 W6 S4 W5$E5 N4 E6 S5 E3 S3 E4 S2 E29 N24$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 786.00 | SF | 6.24 | 6.24 | 100 | 1991 | 1991 | 3 | 59.5 | 2,918 | |

TOTAL OB/XF 2,918

## LAND DESCRIPTION

| 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-1 | 100.00 | 301.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS