

HOLLIDAY WILLIAM D & SARAH K
86093 SPRING MEADOW ROAD
YULEE, FL 32097

09-2N-27-1950-0006-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4049.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,40410019931,404207,276

FOP90301993273,986

PTO38452022192,805

TOTALS1,8781,450214,067

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000906.00SF6.246.2410019911991359.53,364

20500FP-PRE FAB00001.00UT4,200.004,200.00100199119913682,856

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CRES0RSF-1100.00301.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/13/2024BYKWXTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,450135.5640162.68235,88619912005009.2590.75

1 SINGLE FAM - 0% - 0Heated Area: 1404HX Base Yr

PTO2022BAS1993FOP1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/02/2025MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE232,197

TOTAL MARKET OB/XF VALUE6,220

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE313,417

SOH/AGL Deduction70,204

ASSESSED VALUE243,213

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE243,213

TOTAL JUST VALUE313,417

NCON VALUE3,267

INCOME VALUEPREVIOUS YEAR MKT VALUE240,128

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2119/09365/01/2017WDQUI01169,000

GRANTOR: BIGELOW KAYLEIGH

GRANTEE: HOLLIDAY WILLIAM D

2112/09673/21/2017QCUII11100

GRANTOR: KING RUSTY J & KALEIG

GRANTEE: BIGELOW KAYLEIGH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E22 FOP=[YR=1993] S5 E18 N5 W18\$ E30 N27\$ PTO=[YR=2022] N12 W32 S12 E32\$.

HOLLIDAY WILLIAM D & SARAH K
86093 SPRING MEADOW ROAD
YULEE, FL 32097

09-2N-27-1950-0006-0000

[illegible]