LOT 7
IN OR 1323/1726
SPRING MEADOW PB 5/142

GRIGGS PATRICIA R &/BOWER AUDRA G
86113 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

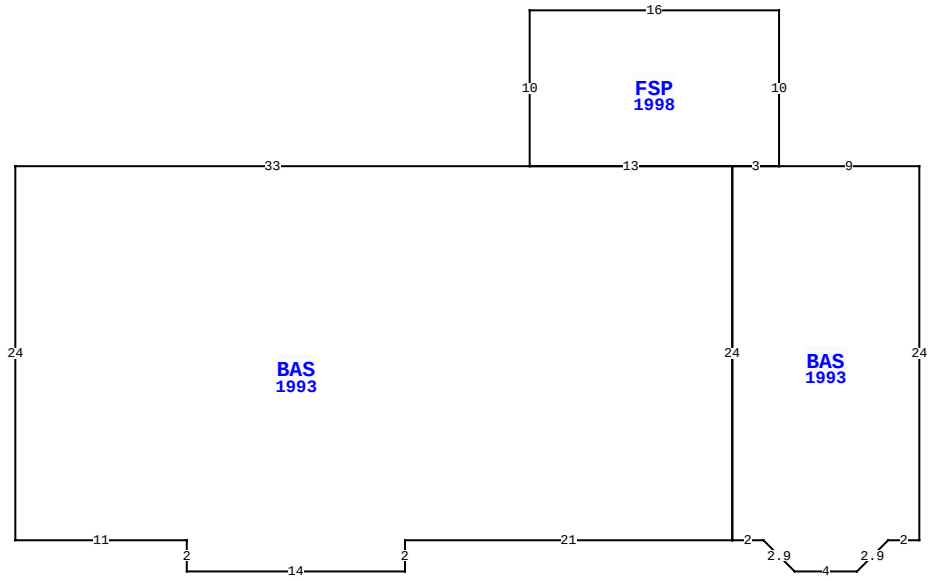
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	1993	300	38,670
BAS	1,132	100	1993	1,132	145,915
FSP	160	40	1998	64	8,250
TOTALS	1,592			1,496	192,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	124.5420	149.45	223,577	1991	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1432 HX Base Yr 2006



86113 SPRING MEADOW AVE, YULEE

BLD DATE		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		192,835
TOTAL MARKET OB/XF VALUE		21,543
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		289,378
SOH/AGL Deduction		164,824
ASSESSED VALUE		124,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,832
TOTAL JUST VALUE		289,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804889	ADDITION	1,800	06/01/1998
7584	NEW CONSTR	53,031	10/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1323/1726	6/08/2005	WD	Q	I		155,000
GRANTOR: KIRKUS TONY J & DENIS						
GRANTEE: GRIGG PATRICIA R &						
0644/0739	12/18/1991	WD	Q	I		62,200
GRANTOR: NORTH POINT CONSTR						
GRANTEE: KIRKUS TONY & DENIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,0] W33 S24 E11 S2 E14 N2 E21 N24 W13 $
BAS=[YR=1993;ORIG=0,0] W9 W3 S24 E2 D2R2 E4 U2R2 E2 N24 $
FSP=[YR=1998;ORIG=-9,0] N10 W16 S10 E13 E3 $
.

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	1,296.00	SF	7.80	7.80	100	1991	1991	3	59.5	6,015	
2	0845	KOOL DECK	0	100	0	0	465.00	SF	8.70	8.70	100	1994	1994	3	66	2,670	
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	102.00	102.00	100	1994	1994	3	20	9,139	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	1998	1998	3	80	3,360	
5	0810	CONCRETE A	0	100	7	9	63.00	SF	7.80	7.80	100	1998	1998	3	73	359	

LAND DESCRIPTION

TOTAL OB/XF 21,543

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-	1100.00	301.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/13/2024 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS