LOT 8 & PARCEL 1-4
IN OR 2614/1490
SPRING MEADOW PB 5/142

DAVIS RANDELL L & EVELYN E L/E/
86137 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

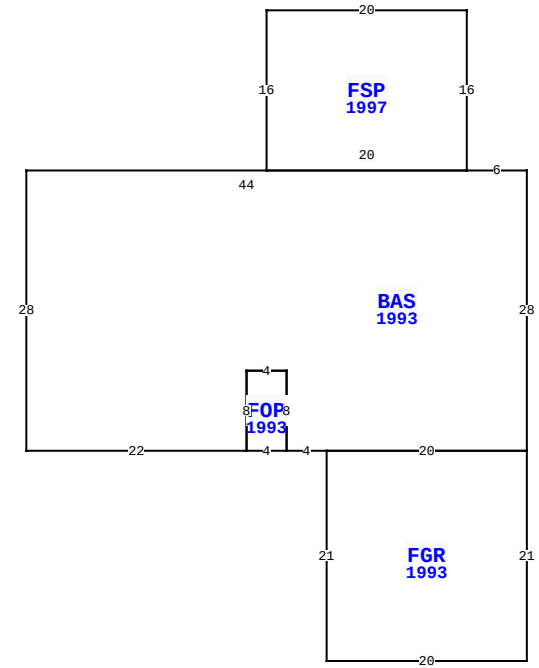
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,368	100	1993	1,368	175,953
FGR	420	55	1993	231	29,711
FOP	32	30	1993	10	1,286
FSP	320	40	1997	128	16,464
TOTALS	2,140			1,737	223,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	123.2000	147.84	256,798	1992	1997	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1368 HX Base Yr 2000



86137 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		223,414
TOTAL MARKET OB/XF VALUE		11,693
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,107
SOH/AGL Deduction		168,587
ASSESSED VALUE		141,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,798
TOTAL JUST VALUE		310,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003926	REMODEL	17,270	03/31/2021
M037488	CHNGE SRVC	0	10/01/2003
B9704096	ADDITION	2,800	07/01/1997
8146	NEW CONSTR	56,119	06/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1490	1/19/2023	WD	U	I	11	100
GRANTOR: DAVIS RANDELL L & EVE						
GRANTEE: DAVIS PRESTON R						
0894/0149	8/05/1999	WD	Q	I		110,000
GRANTOR: HINTON ROBERT JOHN						
GRANTEE: DAVIS RANDALL & EVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1997] N16 W20 S16 E20$ W44 S28 E22 FOP=[YR=1993] E4 N8 W4 S8$ N8 E4 S8 E4 FGR=[YR=1993] S21 E20 N21 W20$ E20 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	1992	1992	3	70	2,940	
2	0810	CONCRETE A	0	100	0	0	1,810.00	SF	7.80	7.80	100	1992	1992	3	62	8,753	

LAND DESCRIPTION

TOTAL OB/XF 11,693

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 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