LOT 10
SPRING MEADOW PB 5/142

GERMANO FISHER
86112 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0010-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

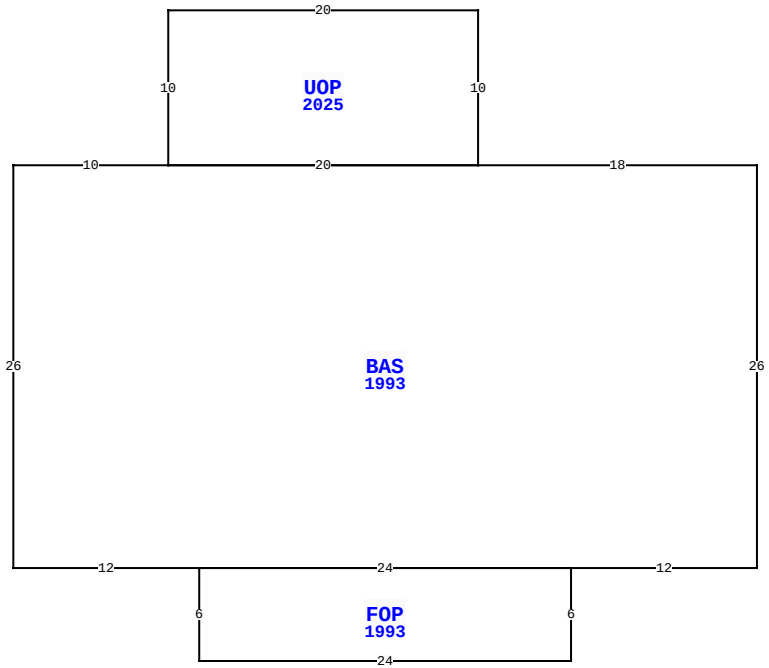
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	184,245
FOP	144	30	1993	43	6,348
UOP	200	20	2025	40	5,905
TOTALS	1,592			1,331	196,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	135.5640	162.68	216,527	1990	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1248 HX Base Yr 2025



86112 SPRING MEADOW AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,498
TOTAL MARKET OB/XF VALUE		4,251
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,749
SOH/AGL Deduction		0
ASSESSED VALUE		275,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,027
TOTAL JUST VALUE		275,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6116	NEW CONSTR	48,040	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1576	8/30/2024	WD	Q	I	02	345,000
GRANTOR: CHIAVERINI JAMES M &						
GRANTEE: GERMANO FISHER						
1397/0900	3/21/2006	WD	Q	I		158,000
GRANTOR: ARDIS LAVONNE						
GRANTEE: CHIAVERINI JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W20 W10 S26 E12 E24 E12 N26 $
FOP=[YR=1993;ORIG=-36,26] S6 E24 N6 W24 $
UOP=[YR=2025;ORIG=-38,0] E20 N10 W20 S10 $
.

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	1,328.00	SF	5.62	5.62	100	1990	1990	3	57	4,251	

LAND DESCRIPTION

TOTAL OB/XF 4,251

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	220.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/14/2025 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS