LOT 12
SPRING MEADOW PB 5/142

MORA DAVID A JR
86078 SPRING MEADOW AVE
YULEE, FL 32097

2025

09-2N-27-1950-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

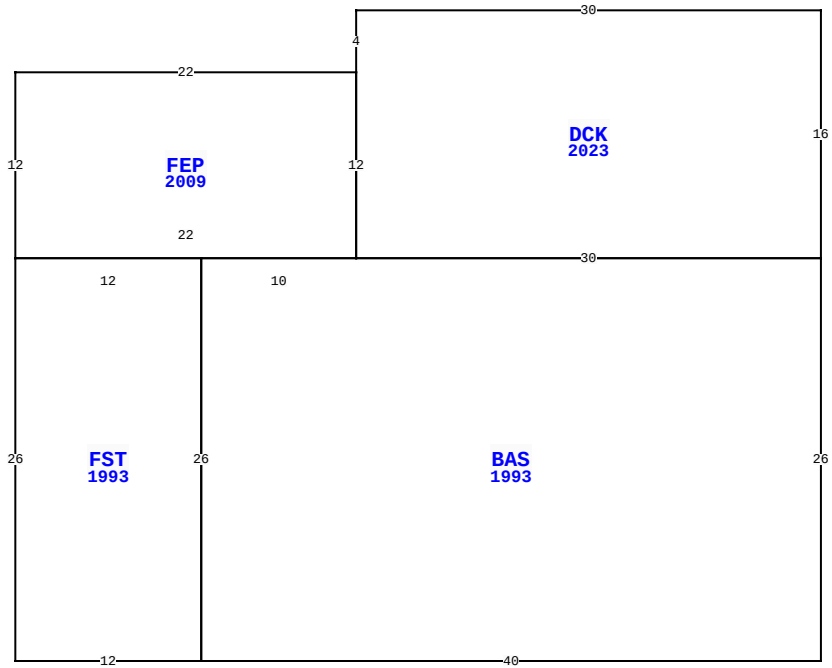
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,040	100	1993	1,040	129,080
DCK	480	10	2023	48	5,958
FEP	264	80	2009	211	26,188
FST	312	55	1993	172	21,348
TOTALS	2,096			1,471	182,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	119.1564	142.99	210,338	1990	2000	0	0	0	13.20	86.80

1 SINGLE FAM – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



86078 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		182,573
TOTAL MARKET OB/XF VALUE		4,489
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		262,062
SOH/AGL Deduction		101,132
ASSESSED VALUE		160,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,208
TOTAL JUST VALUE		262,062
NCON VALUE		2,499
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6470	NEW CONSTR	41,190	05/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0176	11/15/2019	WD	Q	I	01	183,500
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: MORA DAVID A JR						
2284/0430	6/13/2019	CT	U	I	18	128,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W10 S26 E40 N26 $
FST=[YR=1993;ORIG=-52,0] S26 E12 N26 W12 $
FEP=[YR=2009;ORIG=-30,0] N12 W22 S12 E22 $
DCK=[YR=2023;ORIG=0,0] W30 N12 N4 E30 S16 $
.

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	796.00	SF	7.80	7.80	100	1990	1990	3	57	3,539	
2	1242	WD DECK A	0	100	0	0	396.00	SF	12.00	12.00	100	2002	2002	3	20	950	

LAND DESCRIPTION

TOTAL OB/XF 4,489

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	0006	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 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