LOT 14
IN OR 2118/60
SPRING MEADOW PB 5/142

DAVIS MICHELLE R
86040 SRPING MEADOW AV
YULEE, FL 32097

2025

09-2N-27-1950-0014-0000

BUILDING CHARACTERISTICS

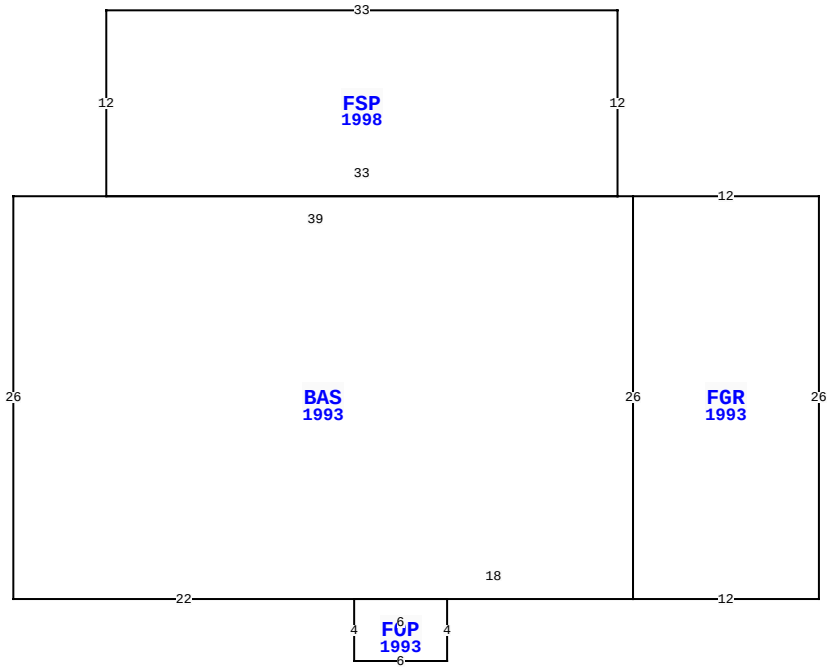
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	130,963
FGR	312	55	1993	172	21,659
FOP	24	30	1993	7	882
FSP	396	40	1998	158	19,896
TOTALS	1,772			1,377	173,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,377	115.3152	138.38	190,549	1991	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1040 HX Base Yr 2018



86040 SPRING MEADOW AVE, YULEE

BLD DATE	03/16/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/02/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,400
TOTAL MARKET OB/XF VALUE		4,601
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		253,001
SOH/AGL Deduction		106,140
ASSESSED VALUE		146,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,139
TOTAL JUST VALUE		253,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804857	ADDITION	3,648	05/01/1998
B9703826	ADDITION	3,580	04/01/1997
7419	NEW CONSTR	40,108	07/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0060	5/04/2017	WD	Q	I	01	148,000
GRANTOR: SMITH ROBERT E SR						
GRANTEE: DAVIS MICHELLE R						
1767/1104	12/05/2011	QC	U	I	11	100
GRANTOR: SMITH ROBERT E JR						
GRANTEE: SMITH ROBERT E SR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W1 FSP=[YR=1998] N12 W33 S12 E33$ W39 S26 E22 FOP=[YR=1993] S4 E6 N4 W6$ E18 N26$ S26 E12 N26$.

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	1,000.00	SF	6.24	6.24	100	1991	1991	3	59.5	3,713	
2	0810	CONCRETE A	0	100	12	13	156.00	SF	7.80	7.80	100	1998	1998	3	73	888	

LAND DESCRIPTION

TOTAL OB/XF 4,601

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	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