

LOT 2
IN OR 2155/1867
LOFTON RESERVE PB 7/163

YU TERRY T/KUO STELLA P
86027 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2025

38-2N-27-127R-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	16	WD FR STUC 100	0900	01	5,273	118.8022	156.82	826,912	2008	2008	0	0	0	8.00	92.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2018														Heated Area: 4289												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA													04												
NEIGHBORHOOD/LOC			4056.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	4,289	100	2008	4,289	618,793																								
FGR	471	55	2008	259	37,367																								
FGR	843	55	2008	464	66,943																								
FOP	74	30	2008	22	3,174																								
FOP	614	30	2008	184	26,547																								
FST	90	55	2008	50	7,214																								
PTO	105	5	2008	5	721																								
TOTALS	6,486			5,273	760,759																								
EXTRA FEATURES						86027 MEADOWFIELD BLUFFS RD, YULEE																							
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820													
2	0855	CONC PAVER	0	100	0	0	3,489.00	SF	10.00	10.00	100	2008	2008	3	88	30,703													
3	0812	CONCRETE C	0	100	0	0	2,516.00	SF	4.00	4.00	100	2008	2008	3	88	8,856													
4	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2008	2008	3	48	9,792													
5	0911	SCRN RM A	0	100	0	0	852.00	SF	17.50	17.50	100	2008	2008	3	31	4,622													
6	0855	CONC PAVER	0	100	0	0	665.00	SF	10.00	10.00	100	2008	2008	3	88	5,852													
7	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50	6.50	100	2008	2008	3	88	503													
8	0300	BOAT DCK W	0	100	498	4	1,992.00	SF	40.00	40.00	100	2009	2009	3	52	41,434													
9	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00	26.00	100	2009	2009	3	52	2,596													
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	700													
LAND DESCRIPTION						TOTAL OB/XF 106,878																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																													

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ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																					VALUATION BY					STANDARD								
																					Tax Group: 4					Tax Dist:								
																					BUILDING MARKET VALUE					760,759								
																					TOTAL MARKET OB/XF VALUE					107,099								
																					TOTAL LAND VALUE - MARKET					225,000								
																					TOTAL MARKET VALUE					1,092,858								
																					SOH/AGL Deduction					261,845								
																					ASSESSED VALUE					831,013								
																					TOTAL EXEMPTION VALUE					HX HB 50,722								
																					BASE TAXABLE VALUE					780,291								
																					TOTAL JUST VALUE					1,092,858								
																					NCON VALUE					0								
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE					1,061,885								