LOTS 6 & 7
LOFTON RESERVE PB 7/163

MURRAY ROBERT & JANE
86009 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2025

38-2N-27-127R-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

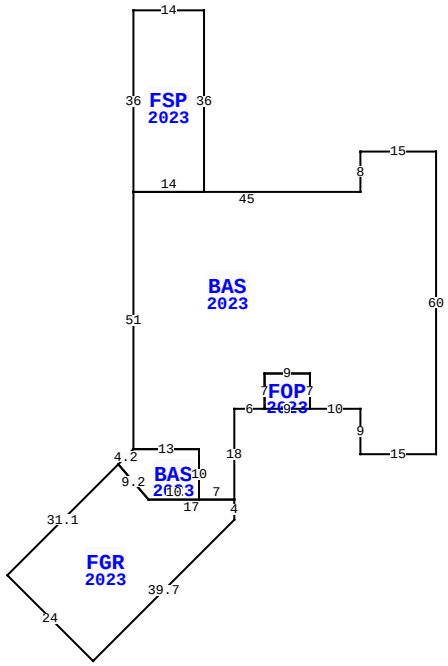
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100	2023	135	28,557
BAS	3,002	100	2023	3,002	635,004
FGR	837	55	2023	460	97,302
FOP	63	30	2023	19	4,019
FSP	504	40	2023	202	42,728
TOTALS	4,541			3,818	807,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,818	134.5500	212.59	811,669	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 3137 HX Base Yr 2024



86009 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		807,611
TOTAL MARKET OB/XF VALUE		131,263
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,388,874
SOH/AGL Deduction		0
ASSESSED VALUE		1,388,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,338,152
TOTAL JUST VALUE		1,388,874
NCON VALUE		10,336
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,343,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005097	CO		04/19/2023
23000001	ADDITION	1	01/01/2023
22014310	SWIM POOL	80,000	09/20/2022
21016121	NEW CONSTR	540,378	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/1199	12/06/2021	WD	Q	V	01	250,000
GRANTOR: AKINS LEWIS H & DOROT						
GRANTEE: MURRAY ROBERT & JAN						
2405/0953	10/30/2020	WD	Q	V	01	215,000
GRANTOR: BAILEY M JANE G & MAR						
GRANTEE: MURRAY ROBERT & JAN						

BUILDING NOTES

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	0300	BOAT DCK W	0	100	130	4	520.00	SF	40.00	40.00	100	2023	2022		95	19,760	
2	0855	CONC PAVER	0	100	0	0	2,323.00	SF	10.00	10.00	100	2024	2023		100	23,230	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2023	2023		98	39,984	
4	0855	CONC PAVER	0	100	0	0	1,056.00	SF	10.00	10.00	100	2023	2023		100	10,560	
5	0912	SCRN RM G	0	100	0	0	1,312.00	SF	20.00	20.00	100	2023	2023		97	25,453	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	
7	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	2025	2024		100	4,000	
8	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2025	2024		100	1,840	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024		100	2,000	
10	0303	FLT DOCK W	0	100	12	8	96.00	SF	26.00	26.00	100	2025	2024		100	2,496	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,46] E45 N8 E15 S60 W15 N9 W10 N7 W9 S7 W6 S18 W7 N10 W13 N51 $
FGR=[YR=2023;ORIG=30,107] W17 U7L6 D22L22 D17R17 U28R28 N4 $
FSP=[YR=2023;ORIG=10,10] E14 S36 W14 N36 $
BAS=[YR=2023;ORIG=10,97] E13 S10 W10 U7L6 U3R3 $
FOP=[YR=2023;ORIG=36,82] E9 S7 W9 N7 $
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LAND DESCRIPTION

TOTAL OB/XF 131,263

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							
2	000131	C	RES CREEK	100		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 04/19/2023 BY NW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS