

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	20	FACE BRICK 90								0900	01	3,939	111.6045	147.32	580,293		1987	2005	0	0	13.78	86.22	VALUATION BY																								
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 2018										Heated Area: 3518										HX Base Yr 2018										STANDARD							
Roof Structur	08	IRREGULAR 100																												Tax Group: 4								Tax Dist:									
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE								542,621									
Interior Wall	05	DRYWALL 80																												TOTAL MARKET OB/XF VALUE								27,903									
Interior Wall	08	DECORATIVE 20																												TOTAL LAND VALUE - MARKET								225,000									
Interior Floo	11	CLAY TILE 60																												TOTAL MARKET VALUE								795,524									
Interior Floo	12	HARDWOOD 40																												SOH/AGL Deduction								296,744									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE								498,780									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								HX HB 50,722									
Bedrooms	04	4 100																												BASE TAXABLE VALUE								448,058									
Bathrooms		2.5 100																												TOTAL JUST VALUE								795,524									
Frame	02	WOOD FRAME 100																												NCON VALUE								0									
Stories	2.	2. 100																												INCOME VALUE																	
Units		0 100																												PREVIOUS YEAR MKT VALUE								725,909									
BUD8 Adjustme	04	DIST 01 100																																													
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	1,700	100	1993	1,700	215,933																																										
BAS	646	100	1996	646	82,055																																										
FGR	536	55	1993	295	37,470																																										
FOP	192	30	1993	58	7,367																																										
FSP	171	40	2013	68	8,638																																										
FUS	1,172	100	1993	1,172	148,867																																										
TOTALS	4,417			3,939	500,329																																										
EXTRA FEATURES										86475 MEADOWFIELD BLUFFS RD, YULEE										BLD DATE										LGL DATE																	
																				XF DATE										LAND DATE																	
																				INC DATE										AG DATE																	
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	1987	1987	3	60	1,200																															
2	0812	CONCRETE C	0	100	0	0	1,958.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,877																															
3	0300	BOAT DCK W	0	100	0	0	308.00	SF	40.00	40.00	100	1992	1992	3	20	2,464																															
4	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	1996	1996	3	70	2,351																															
5	0920	CWALL-WD/M	0	100	0	0	98.00	LF	390.00	390.00	100	1998	1998	3	20	7,644																															
6	0300	BOAT DCK W	0	100	0	0	662.00	SF	40.00	40.00	100	2001	2001	3	28	7,414																															
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2001	2001	3	20	500																															
8	0855	CONC PAVER	0	100	84	3	252.00	SF	10.00	10.00	100	2001	2001	3	79	1,991																															
9	0754	FOP	0	100	14	11	154.00	SF	15.00	15.00	100	2001	2001	3	20	462																															
LAND DESCRIPTION										TOTAL OB/XF										27,903																											
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																														

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