

LOT 6
IN OR 1000/1662
MEADOWFIELD BLUFFS PB 5/105

SCOTT CHRISTINE M
86465 MEADOWFIELD BLUFF ROAD
YULEE, FL 32097

2025

38-2N-27-1330-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,372	100	1993	1,372	177,355
FGR	496	55	1993	273	35,290
FSP	120	40	1993	48	6,205
FUS	555	100	1993	555	71,744
STP	20	10	1993	2	259
UST	160	45	1993	72	9,307

TOTALS	2,723			2,322	300,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	17	340.00	SF	6.50
2	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50
3	0300	BOAT DCK W	0	100	0	0	245.00	SF	40.00
4	0858	SCULP CONC	0	100	10	8	80.00	SF	13.00
5	0812	CONCRETE C	0	100	0	0	4,000.00	SF	4.00
6	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
7	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
9	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,322	116.5857	153.89	357,333	1988	1988	0	0	16.00	84.00
1 SNGL FAM - 100% - 2002 Heated Area: 1927 HX Base Yr 2002											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
86465 MEADOWFIELD BLUFFS RD, YULEE 03/18/2024 MLU											

TOTAL OB/XF											
28,512											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,160	
TOTAL MARKET OB/XF VALUE		28,512	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		553,672	
SOH/AGL Deduction		238,144	
ASSESSED VALUE		315,528	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		264,806	
TOTAL JUST VALUE		553,672	
NCON VALUE		10,585	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5307	NEW CONSTR	3,135	08/19/1988
2686	H/AC	3,150	08/17/1988
3136	NEW CONSTR	4,200	07/20/1988
5028	NEW CONSTR	61,315	07/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1000/1662	8/02/2001	TD	Q	I		240,000	
GRANTOR: HIRST NEAL A & DEE CO							
GRANTEE: SCOTT CHRISTINE M							
0884/0349	5/21/1999	WD	Q	I		235,000	
GRANTOR: GRAHAM NANCY C							
GRANTEE: HIRST NEAL A & DEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W37 U2L2 W6 D2L2 W4 W10 S8 E13 S12 E9 S10 E12 E1 N2 E4 S2 E1 E12 N10 E9 N20 \$									
FUS=[YR=1993;ORIG=11,0] E37 S15 W37 N15 \$									
FGR=[YR=1993;ORIG=-63,0] W5 S30 E20 N10 N12 W13 N8 W2 \$									
UST=[YR=1993;ORIG=-84,29] N20 E8 S20 W8 \$									
FSP=[YR=1993;ORIG=-51,0] N10 W12 S10 E2 E10 \$									
STP=[YR=1993;ORIG=-27,30] S2 E6 N2 W1 N2 W4 S2 W1 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTR=[ORIG=0,0] N15 S15 \$									