

LOT 7
IN OR 1960/817
MEADOWFIELD BLUFFS PB 5/105

CLEMMONS MARY EST
86451 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2025

38-2N-27-1330-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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		

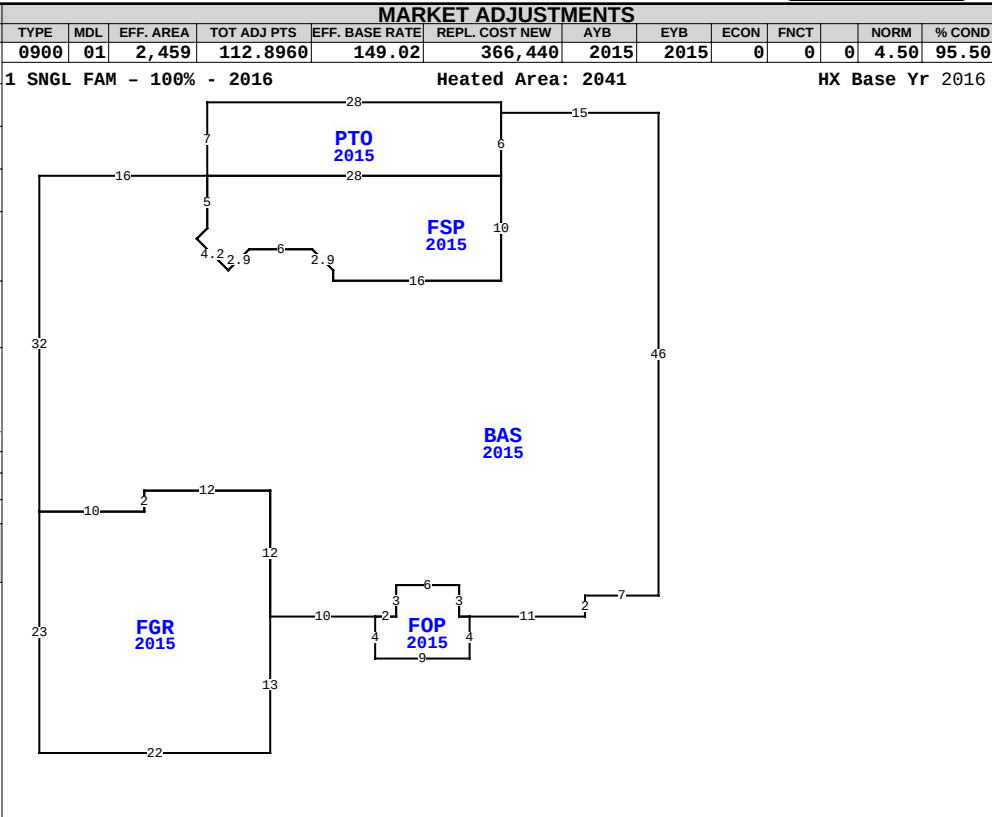
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100	2015	2,041	290,463
FGR	530	55	2015	292	41,556
FOP	54	30	2015	16	2,277
FSP	251	40	2015	100	14,231
PTO	196	5	2015	10	1,423

TOTALS	3,072			2,459	349,950
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	709.00	SF	5.20
3	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
5	0303	FLT DOCK W	0	100	10	12	120.00	SF	26.00

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		RSF-1	0.00	0.00	1.00

REVIEW DATE	08/03/2020	BY	NWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2015	2015	3	96	3,360	
100	2015	2015	3	95	3,502	
100	2025	2018		78	1,435	
100	2025	2018		78	1,560	
100	2025	2018		84	2,621	

TOTAL OB/XF									
12,478									

Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0	Common:	225,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,950	
TOTAL MARKET OB/XF VALUE		12,478	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		587,428	
SOH/AGL Deduction		162,677	
ASSESSED VALUE		424,751	
TOTAL EXEMPTION VALUE		105,722	
BASE TAXABLE VALUE		319,029	
TOTAL JUST VALUE		587,428	
NCON VALUE		5,616	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530382	CO ISSUED	0	10/27/2015
B1530382	NEW CONSTR	262,761	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1960/0817	1/30/2015	WD	Q	V	02
GRANTOR: BAILEY ROBERT L & VIC					
GRANTEE: CLEMMONS H L & MARY					
0692/1280	11/19/1993	WD	Q	V	
GRANTOR: HIGGINBOTHAM SID					
GRANTEE: BAILEY ROBERT & VIC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2015;ORIG=0,0] W15 S6 S10 W16 N1 U2L2 W6 D2L2 U3L3 U1R1 N5 W16 S32 E10 N2 E12 S12 E10 E2 N3 E6 S3 E1 E11 N2 E7 N46 \$					
FGR=[YR=2015;ORIG=-59,38] S23 E22 N13 N12 W12 S2 W10 \$					
FSP=[YR=2015;ORIG=-43,6] S5 D1L1 D3R3 U2R2 E6 D2R2 S1 E16 N10 W28 \$					
PTO=[YR=2015;ORIG=-15,-1] W28 S7 E28 N6 N1 \$					
FOP=[YR=2015;ORIG=-27,48] S4 E9 N4 W1 N3 W6 S3 W2 \$					