LOT 8
IN OR 2200/347
MEADOWFIELD BLUFFS PB 5/105

BEDFORD WILLIAM W JR
86443 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2025

38-2N-27-1330-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

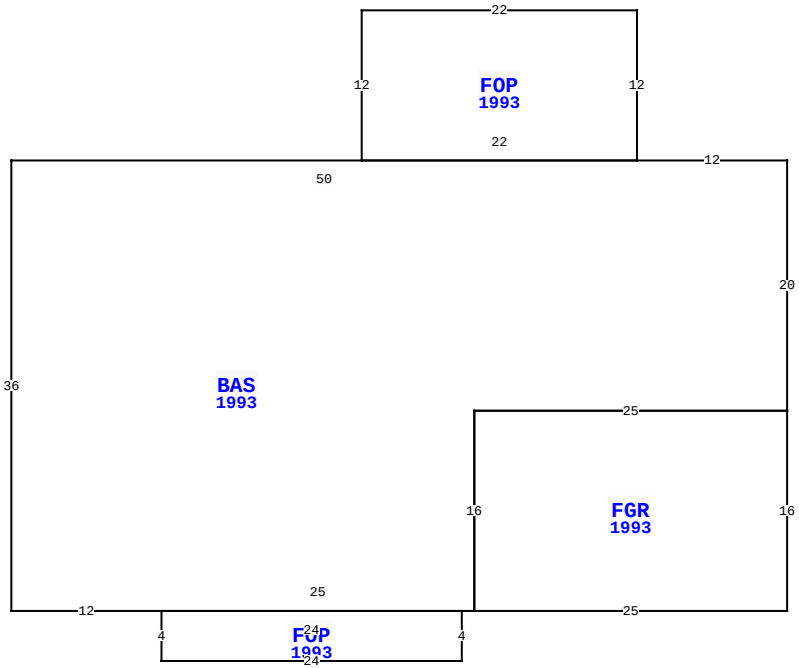
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,832	100	1993	1,832	206,239
FGR	400	55	1993	220	24,767
FOP	96	30	1993	29	3,265
FOP	264	30	1993	79	8,893
TOTALS	2,592			2,160	243,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	104.6444	138.13	298,361	1987	1987	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2019 Heated Area: 1832 HX Base Yr 2019



86443 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE	10/20/2015	KK	LGL DATE		
XF DATE	07/12/2007	RK	LAND DATE	03/18/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,885
TOTAL MARKET OB/XF VALUE		60,114
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		560,999
SOH/AGL Deduction		169,203
ASSESSED VALUE		391,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,074
TOTAL JUST VALUE		560,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1906308	MTL GAR	85,764	06/13/2019
B1530799	SCRNRM	0	07/01/2015
B1530250	SWIM POOL	33,476	04/01/2015
B02691	REPAIR/RRF	2,000	08/01/2000
381	GARAGE	10,608	07/01/1993
4436	NEW CONSTR	67,447	10/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0347	5/30/2018	WD	Q	I	01	485,000
GRANTOR: ROSE MARY S & CHRISTO						
GRANTEE: BEDFORD WILLIAM W J						
1437/1144	8/17/2006	WD	Q	I		610,000
GRANTOR: BAILEY ROBERT L & VIC						
GRANTEE: ROSE MARY S & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N12 W22 S12 E22 $ W50 S36 E12 FOP=[YR=1993] S4 E24 N4 W24 $ E25 FGR=[YR=1993] E25 N16 W25 S16 $ N16 E25 N20 $.

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	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,008	
2	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1993	1993	3	20	4,368	
3	0300	BOAT DCK W	0	100	0	0	710.00	SF	40.00	40.00	100	1990	1990	3	20	5,680	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
5	0861	POOL GUNIT	0	100	0	0	284.00	SF	85.00	85.00	100	2015	2015	3	75	18,105	
6	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00	10.00	100	2015	2015	3	95	6,213	
7	0911	SCRN RM A	0	100	0	0	1,225.00	SF	17.50	17.50	100	2015	2015	3	65	13,934	
8	1242	WD DECK A	0	100	0	0	303.00	SF	10.00	10.00	100	2015	2015	3	65	1,970	
9	0810	CONCRETE A	0	100	21	10	210.00	SF	6.50	6.50	100	2015	2015	3	95	1,297	
10	0811	CONCRETE B	0	100	20	44	880.00	SF	5.20	5.20	100	2019	2019	3	97	4,439	

LAND DESCRIPTION

TOTAL OB/XF 60,114

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							

REVIEW DATE 12/10/2019 BY NWTW 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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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

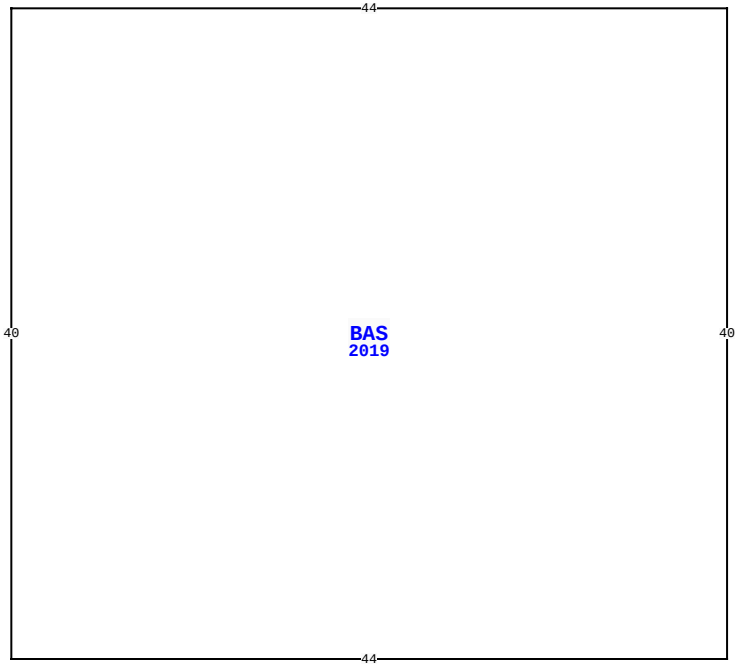
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2019	1,760	32,721
TOTALS	1,760			1,760	32,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,760	52.9000	19.57	34,443	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1760 HX Base Yr 2019



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GRANTOR: BAILEY ROBERT L & VIC						
GRANTEE: ROSE MARY S & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S40 E44 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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