

LOTS 10 & 11
IN OR 774/715
MEADOWFIELD BLUFFS PB 5/105

GEIGER CHARLES H/GEIGER DODIMEAD ELVIA L
86423 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2025

38-2N-27-1330-0010-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	20	FACE BRICK 80	0900	01	4,575	106.3734	140.41	642,376	2004	2004	0	0	0	13.95	86.05	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 2005													Heated Area: 2636													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		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	2,183	100	2004	2,183	263,756																								
FSP	2,185	40	2004	874	105,599																								
FUS	453	100	2004	453	54,733																								
UDC	360	25	2004	90	10,874																								
UDC	600	25	2004	150	18,124																								
UDG	1,500	55	2004	825	99,679																								
TOTALS			7,281		4,575	552,765																							
EXTRA FEATURES						86423 MEADOWFIELD BLUFFS RD, YULEE																							
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	0300	BOAT DCK W	0	100	0	0	291.00	SF	40.00	40.00	100	1999	1999	3	26	3,026													
2	0311	WD GANG WY	0	100	0	0	13.00	SF	45.00	45.00	100	1999	1999	3	20	117													
3	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1999	1999	3	26	1,082													
4	0350	CARPORT WD	0	100	46	11	506.00	SF	14.30	14.30	100	1999	1999	3	20	1,447													
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740													
6	1242	WD DECK A	0	100	315	4	1,260.00	SF	10.00	10.00	100	1999	1999	3	20	2,520													
7	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2006	2006	3	24	1,056													
8	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2006	2006	3	66	1,647													
TOTAL OB/XF 12,635																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	382,500												
REVIEW DATE 12/28/2022 BY NWA Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 07/30/2025 BY SYS																													

Diagram 1: FUS 2004 (Footprint of Unit)

Diagram 2: BAS 2004 (Basement Footprint)

Diagram 3: FSP 2004 (Footprint of Structure)

Diagram 4: UDC 2004 (Unit Footprint)

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0715	10/18/1996	WD	U	V	09	45,000

GRANTOR: MEADOWFIELD BLUFFS IN

GRANTEE: GEIGER CHARLES H &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004;ORIG=0,0] N9 W68 S56 E78 N56 W10 S9 S37 W59 N37 E59 \$

BAS=[YR=2004;ORIG=0,0] W59 S37 E59 N37 \$

UDG=[YR=2004;ORIG=50,12] S50 W30 N50 E30 \$

UDC=[YR=2004;ORIG=50,62] S20 W30 N20 E30 \$

FUS=[YR=2004;ORIG=0,-20] N11 E11 N15 W11 N10 W8 S36 E8 \$

UDC=[YR=2004;ORIG=20,0] E30 S12 W30 N12 \$

PTR=[ORIG=0,0] N20 S20 \$

PTR=[ORIG=0,0] E20 W20 \$