LOT 31
MEADOWFIELD UNIT 1B PB 6/203

BRENKA PROPERTIES LLC
794 MEADOW LANE
WARRIOR, AL 35180

2025

38-2N-27-1331-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

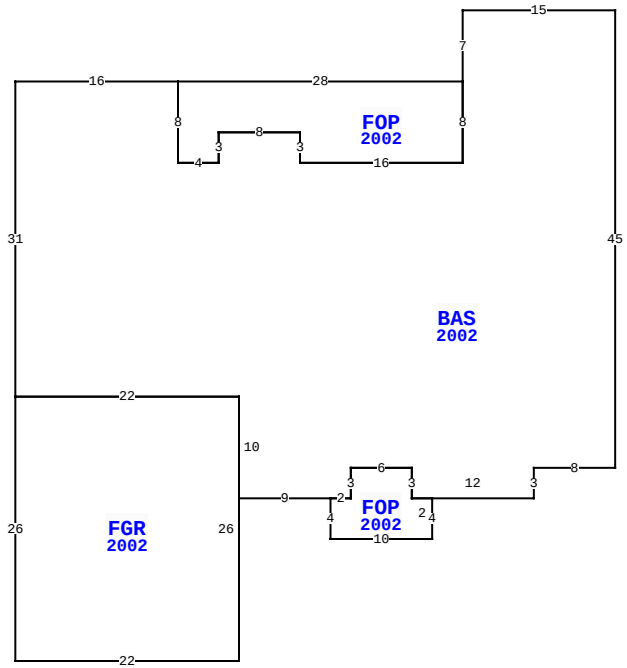
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2002	2,062	224,828
FGR	572	55	2002	315	34,345
FOP	58	30	2002	17	1,854
FOP	200	30	2002	60	6,542
TOTALS	2,892			2,454	267,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	92.4480	122.03	299,462	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 0% - 0 Heated Area: 2062 HX Base Yr



86239 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,569
TOTAL MARKET OB/XF VALUE	2,675
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	335,244
SOH/AGL Deduction	6,889
ASSESSED VALUE	328,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,355
TOTAL JUST VALUE	335,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015224	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1734	6/22/2020	WD	U	I	11	100
GRANTOR: STRICKLAND ARLENE L						
GRANTEE: BRENKA PROPERTIES L						
1863/0200	6/18/2013	WD	Q	I	02	170,000
GRANTOR: BOWEN YANCY BRENT & T						
GRANTEE: STRICKLAND ARLENE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 S7 FOP=[YR=2002] W28 S8 E4 N3 E8 S3 E16 N8$ S8 W16 N3 W8 S3 W4 N8 W16 S31 FGR=[YR=2002] S26 E22 N26 W22$ E22 S10 E9 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N3 E8 N45$.

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	0812	CONCRETE C	0	0	0	0	836.00	SF	4.00	4.00	100	2002	2002	3	80	2,675	

LAND DESCRIPTION

TOTAL OB/XF 2,675

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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS