

LOT 8
IN OR 1344/1899
MEADOWFIELD UNIT 2A PB 6/271

CRUTCHFIELD MARC C & KIMBERLY I
86514 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

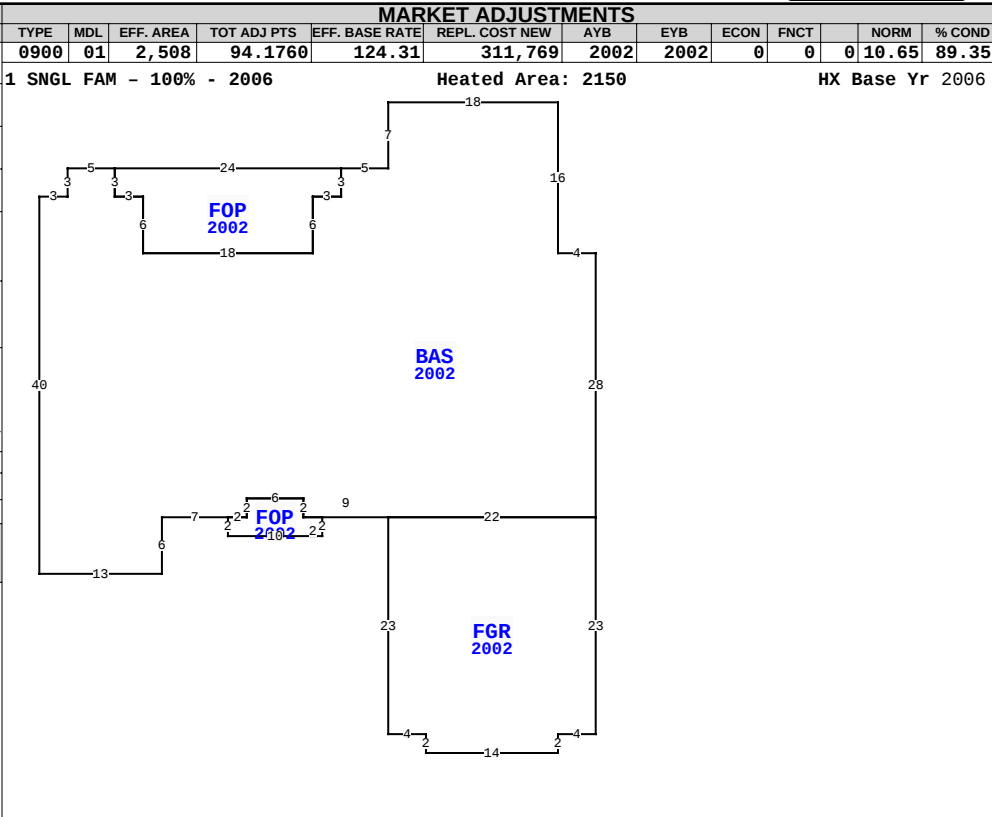
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	2,150	100	2002	2,150	238,803
FGR	534	55	2002	294	32,655
FOP	32	30	2002	10	1,111
FOP	180	30	2002	54	5,998

TOTALS	2,896			2,508	278,566
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C



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

LAND DESCRIPTION										TOTAL OB/XF										7,116	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				278,566	
TOTAL MARKET OB/XF VALUE				7,116	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				350,682	
SOH/AGL Deduction				171,104	
ASSESSED VALUE				179,578	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				128,856	
TOTAL JUST VALUE				350,682	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				337,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633612	REPAIR/RRF	0	12/27/2016
B0209879	NEW CONSTR	156,952	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1344/1899	8/25/2005	WD	Q	I	
GRANTOR: BROPHY PATRICK M & JU					SALE PRICE
GRANTEE: CRUTCHFIELD MARC C					249,900
1101/1389	12/18/2002	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					173,900
GRANTEE: BROPHY PATRICK & JU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W4 N16 W18 S7 W5 FOP=[YR=2002] W24 S3 E3 S6 E18 N6 E3 N3 \$ S3 W3 S6 W18 N6 W3 N3 W5 S3 W3 S40 E13 N6 E7 FOP=[YR=2002] S2 E10 N2 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E9 FGR=[YR=2002] S23 E4 S2 E14 N2 E4 N23 W22 \$ E22 N28 \$.									