

LOT 12
IN OR 1252/1164
MEADOWFIELD UNIT 2A PB 6/271

LAPUTKA CHRISTINA M & ANDREW
86578 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0012-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

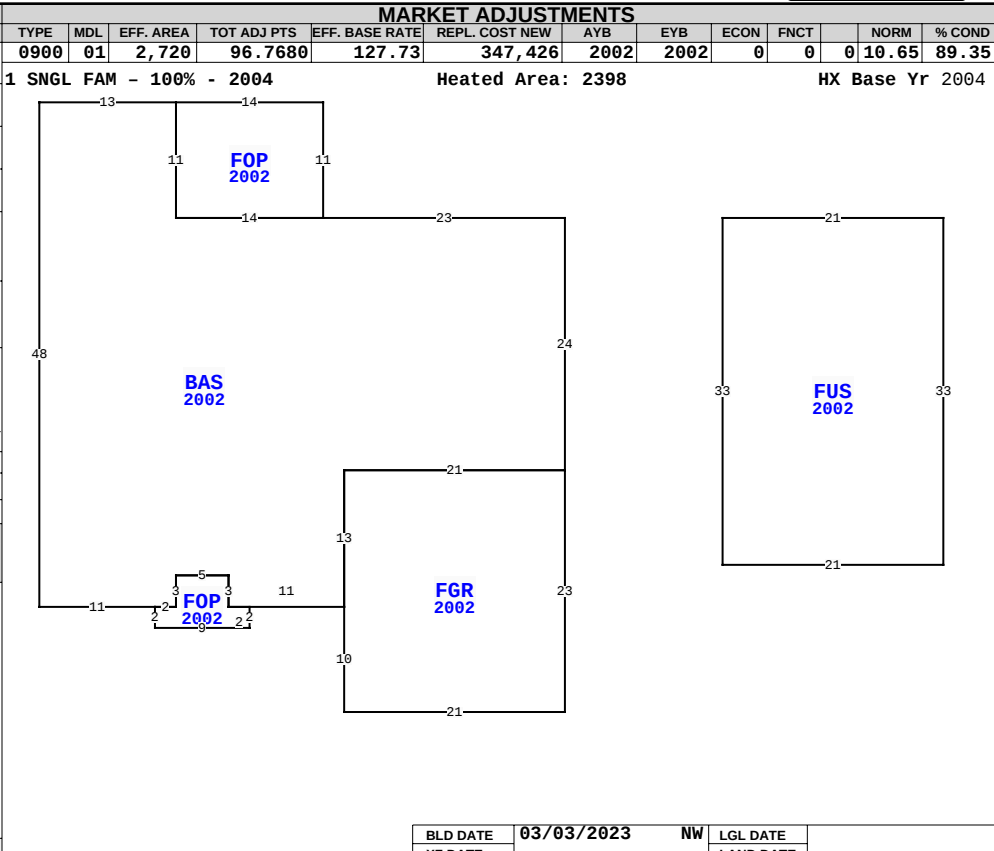
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2002	1,705	194,586
FGR	483	55	2002	266	30,358
FOP	33	30	2002	10	1,141
FOP	154	30	2002	46	5,250
FUS	693	100	2002	693	79,090
TOTALS	3,068			2,720	310,425

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	870.00	SF	5.20
3	0469	VF LATTIC	0	100	0	0	60.00	SF	5.50
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	310,425		
TOTAL MARKET OB/XF VALUE	7,161		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	382,586		
SOH/AGL Deduction	187,043		
ASSESSED VALUE	195,543		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	144,821		
TOTAL JUST VALUE	382,586		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	367,931		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210026	NEW CONSTR	150,675	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1252/1164	8/12/2004	QC	Q	I	01	100	
GRANTOR: BRADSHAW CHRISTINA M							
GRANTEE: LAPUTKA CHRISTINA M							
1109/1865	1/28/2003	WD	Q	I		152,700	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: BRADSHAW CHRISTINA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2002] W23 FOP=[YR=2002] N11 W14 S11 E14 \$ W14 N11 W13 S48 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E11 FGR=[YR=2002] S10 E21 N23 W21 S13 \$ N13 E21 N24 \$ PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 \$ W15 \$.							

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