LOT 34
IN OR 1654/413
MEADOWFIELD #3 PB 6/321-323

PITTS TERRANCE
86054 MEADOWOAK CT
YULEE, FL 32097-6431

2025

38-2N-27-1332-0034-0000

BUILDING CHARACTERISTICS

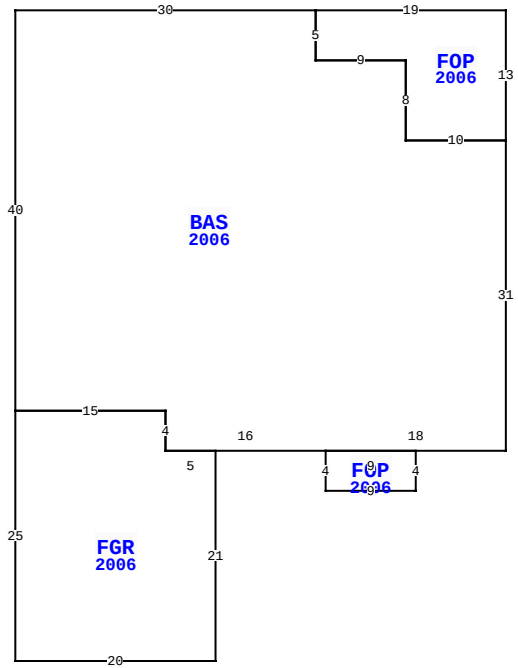
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,921	100	2006	1,921	221,835
FGR	480	55	2006	264	30,487
FOP	36	30	2006	11	1,270
FOP	175	30	2006	52	6,005
TOTALS	2,612			2,248	259,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,248	96.1380	126.90	285,271	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2011 Heated Area: 1921 HX Base Yr 2011



86054 MEADOWOAK CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,597
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		329,337
SOH/AGL Deduction		161,318
ASSESSED VALUE		168,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,297
TOTAL JUST VALUE		329,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16742	ELEC OTHER	2,000	02/01/2006
M11133	TANKS/BLRS	0	02/01/2006
C16808	CO ISSUED	199,940	12/01/2005
R08707	REPAIR/RRF	5,070	12/01/2005
B16808	NEW CONSTR	199,940	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1654/0413	11/24/2009	WD	Q	I	01	170,000
GRANTOR: HUSSAIN MOHAMED I & S						
GRANTEE: PITTS TERRANCE						
1428/0836	7/17/2006	WD	Q	I		243,400
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HUSSAIN MOHAMED I &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W19 BAS=[YR=2006] W30 S40 FGR=[YR=2006] S25 E20 N21 W5 N4 W15$ E15 S4 E16 FOP=[YR=2006] S4 E9 N4 W9 $ E18 N31 W10 N8 W9 N5$ S5 E9 S8 E10 N13$.

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	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2006	2006	3	86	894	

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	100		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