LOT 35
MEADOWFIELD #3 PB 6/321-323

COLEMAN NOLAN M & BREANNA L
86045 MEADOWOAK CT
YULEE, FL 32097

2025

38-2N-27-1332-0035-0000

BUILDING CHARACTERISTICS

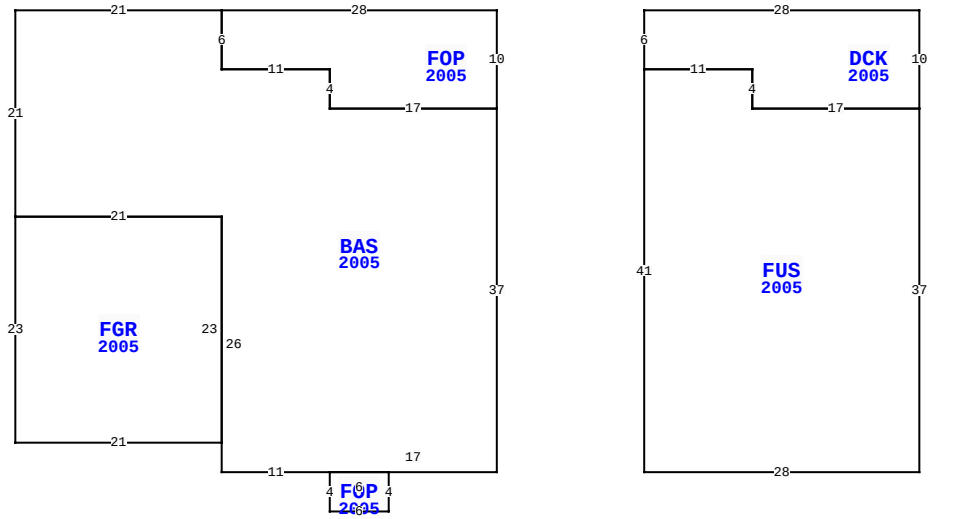
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,521	100	2005	1,521	169,557
DCK	236	10	2005	24	2,675
FGR	483	55	2005	266	29,653
FOP	24	30	2005	7	780
FOP	236	30	2005	71	7,915
FUS	1,080	100	2005	1,080	120,395
TOTALS	3,580			2,969	330,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	93.0600	122.84	364,712	2005	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2025 Heated Area: 2601 HX Base Yr 2025



86045 MEADOWOAK CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,976
TOTAL MARKET OB/XF VALUE		4,529
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		400,505
SOH/AGL Deduction		63,729
ASSESSED VALUE		336,776
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		281,054
TOTAL JUST VALUE		400,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633106	REMODEL	0	09/22/2016
B16239	ADDITION	15,175	09/01/2005
B13483	NEW CONSTR	0	12/01/2004
M0409041	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1966	9/24/2024	WD	Q	I	02	410,000
GRANTOR: DENNIS MARK A & GINA						
GRANTEE: COLEMAN NOLAN M & B						
1310/1894	4/20/2005	WD	Q	I		238,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: DENNIS MARK A & GIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W28 BAS=[YR=2005] W21 S21 FGR=[YR=2005] S23 E21 N23 W21 $ E21 S26 E11 FOP=[YR=2005] S4 E6 N4 W6 $ E17 N37 W17 N4 W11 N6 $ S6 E11 S4 E17 N10 $ PTR= E15 DCK=[YR=2005] E28 S10 FUS=[YR=2005] S37 W28 N41 E11 S4 E17 $ W17 N4 W11 N6 $ W15 $.

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
2	0812	CONCRETE C	0	100	0	0	1,348.00	SF	4.00	4.00	100	2005	2005	3	84	4,529	

LAND DESCRIPTION

TOTAL OB/XF 4,529

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	0003	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 03/14/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS