LOT 36
MEADOWFIELD #3 PB 6/321-323

MORRIS DAVID
86037 MEADOWOAK COURT
YULEE, FL 32097

2025

38-2N-27-1332-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

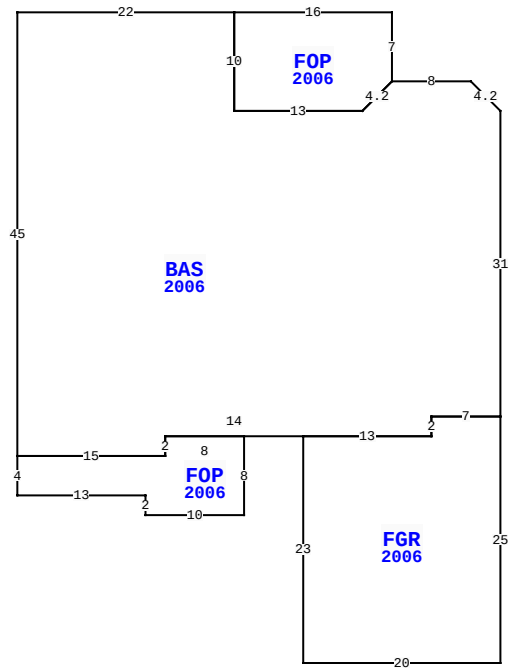
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,886	100	2006	1,886	219,801
FGR	474	55	2006	261	30,418
FOP	128	30	2006	38	4,429
FOP	156	30	2006	47	5,477
TOTALS	2,644			2,232	260,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,232	97.0200	128.07	285,852	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2011 Heated Area: 1886 HX Base Yr 2011



86037 MEADOWOAK CT, 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		260,125
TOTAL MARKET OB/XF VALUE		7,086
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,211
SOH/AGL Deduction		162,781
ASSESSED VALUE		169,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,708
TOTAL JUST VALUE		332,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10876	MECH OTHER	0	01/01/2006
E16465	ELEC OTHER	2,000	12/01/2005
P10494	OTHER	0	12/01/2005
C16643	CO ISSUED	184,940	11/01/2005
B16643	NEW CONSTR	184,940	11/01/2005
R08601	REPAIR/RRF	4,550	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0212	12/22/2022	QC	U	I	11	100
GRANTOR: MORRIS LINDA						
GRANTEE: MORRIS DAVID						
1693/1579	8/16/2010	WD	Q	I	01	174,000
GRANTOR: TREDWAY ROLAND (SUCCE						
GRANTEE: MORRIS DAVID & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W8 FOP=[YR=2006] N7 W16 S10 E13 R3 U3 $ D3 L3 W13 N10 W22 S45 FOP=[YR=2006] S4 E13 S2 E10 N8 W8 S2 W15$ E15 N2 E14 FGR=[YR=2006] S23 E20 N25 W7 S2 W13$ E13 N2 E7 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	888.00	SF	5.20	5.20	100	2006	2006	3	86	3,971	

LAND DESCRIPTION

TOTAL OB/XF 7,086

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