LOT 37
IN OR 1325/438
MEADOWFIELD #3 PB 6/321-323

JENKINS DAVID O
86025 MEADOWOAK COURT
YULEE, FL 32097

2025

38-2N-27-1332-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

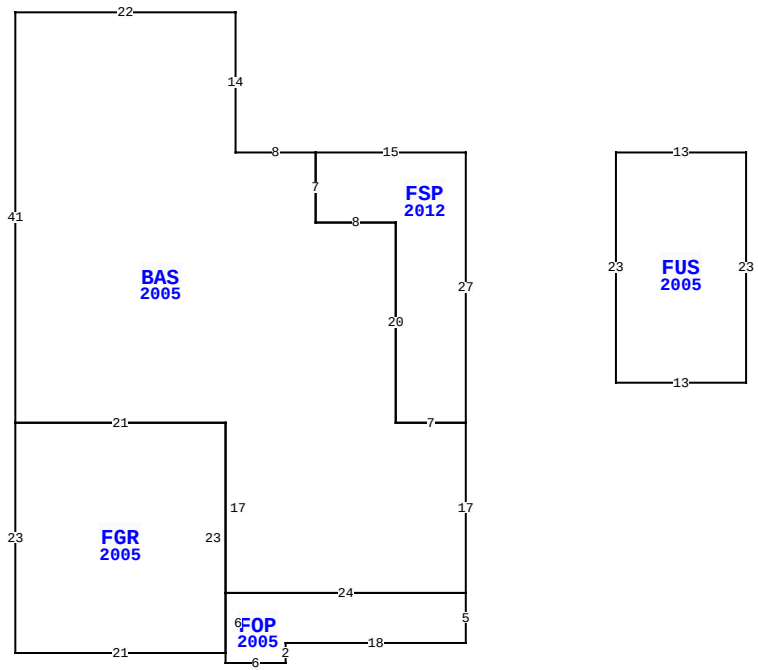
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,686	100	2005	1,686	192,600
FGR	483	55	2005	266	30,387
FOP	132	30	2005	40	4,570
FSP	245	40	2012	98	11,195
FUS	299	100	2005	299	34,156
TOTALS	2,845			2,389	272,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,389	95.2560	125.74	300,393	2005	2005	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2009 Heated Area: 1985 HX Base Yr 2009



86025 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		272,907
TOTAL MARKET OB/XF VALUE		3,245
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,152
SOH/AGL Deduction		166,833
ASSESSED VALUE		174,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,597
TOTAL JUST VALUE		341,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13293	NEW CONSTR	0	12/01/2004
M0408995	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0438	6/13/2005	WD	Q	I		223,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: JENKINS DAVID O						
1242/0974	7/01/2004	WD	U	V	19	532,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W15 BAS=[YR=2005] W8 N14 W22 S41
FGR=[YR=2005] S23 E21 FOP=[YR=2005] S1 E6 N2 E18 N5 W24 S6
$ N23 W21 $ E21 S17 E24 N17 W7 N20 W8 N7 $ S7 E8 S20 E7 N27 $
PTR= E15 FUS=[YR=2005] E13 S23 W13 N23 $ 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
1	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20	5.20	100	2005	2005	3	84	3,245	

LAND DESCRIPTION

TOTAL OB/XF 3,245

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 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