LOT 43
MEADOWFIELD #3 PB 6/321-323

ARMSTRONG ROBERT C III
86567 MEADOWWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

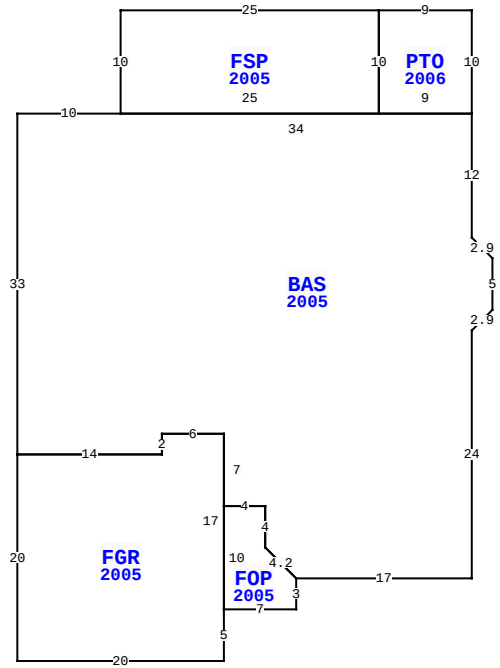
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,710	100	2005	1,710	194,041
FGR	412	55	2005	227	25,758
FOP	54	30	2005	16	1,815
FSP	250	40	2005	100	11,347
PTO	90	5	2006	4	454
TOTALS	2,516			2,057	233,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	96.1380	126.90	261,033	2005	2005	0	0	0	10.58	89.42

1 SNGL FAM – 100% - 2020 Heated Area: 1710 HX Base Yr 2020



86567 MEADOWWOOD DR, 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		233,416
TOTAL MARKET OB/XF VALUE		18,518
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,934
SOH/AGL Deduction		148,427
ASSESSED VALUE		168,507
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		112,785
TOTAL JUST VALUE		316,934
NCON VALUE		14,328
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509867	H/AC	0	06/01/2005
E0515150	ELEC OTHER	2,000	06/01/2005
P09386	OTHER	0	04/01/2005
R07483	REPAIR/RRF	1,500	04/01/2005
R15028	NEW CONSTR	125,453	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0800	8/16/2019	WD	Q	I	01	230,000
GRANTOR: DEVLIN SCHALL JOYCE K						
GRANTEE: ARMSTRONG ROBERT C						
1358/0404	10/12/2005	WD	Q	I		194,600
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: SCHALL JAMES F & JO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W9 FSP=[YR=2005] W25 S10 BAS=[YR=2005] W10 S33 FGR=[YR=2005] S20 E20 N5 FOP=[YR=2005] E7 N3 U3 L3 N4 W4 S10$ N17 W6 S2 W14 $ E14 N2 E6 S7 E4 S4 R3 D3 E17 N24 R2 U2 N5 L2 U2 N12 W34 $ E25 N10$S10 E9 N10 $.

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	753.00	SF	5.20	5.20	100	2005	2005	3	84	3,289	
2	0471	VINYL FNC	0	100	0	0	44.00	LF	32.00	32.00	100	2005	2005	3	64	901	
3	0351	CARPORT MT	0	100	32	16	512.00	SF	10.00	10.00	100	2025	2021		90	4,608	
4	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2021		90	9,720	

LAND DESCRIPTION

TOTAL OB/XF 18,518

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