LOT 44
IN OR 1949/1822
MEADOWFIELD #3 PB 6/321-323

KIGHT BRADLEY Q & AMANDA L
86551 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

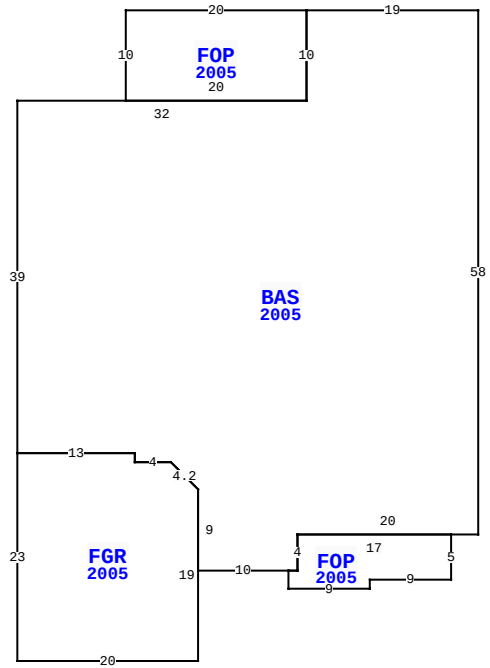
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,514	100	2005	2,514	288,014
FGR	449	55	2005	247	28,298
FOP	95	30	2005	28	3,208
FOP	200	30	2005	60	6,873
TOTALS	3,258			2,849	326,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,849	95.9040	126.59	360,655	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2015 Heated Area: 2514 HX Base Yr 2015



86551 MEADOWWOOD DR, 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		326,393
TOTAL MARKET OB/XF VALUE		6,033
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		397,426
SOH/AGL Deduction		178,090
ASSESSED VALUE		219,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,614
TOTAL JUST VALUE		397,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09992	OTHER	0	09/01/2005
E15521	ELEC OTHER	0	08/01/2005
M10152	MECH OTHER	0	08/01/2005
R07932	REPAIR/RRF	5,460	07/01/2005
B15642	NEW CONSTR	240,144	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1822	11/14/2014	WD	Q	I	01	195,000
GRANTOR: ROSE BARBARA						
GRANTEE: KIGHT BRADLEY Q & A						
1624/1863	6/05/2009	WD	Q	I	01	239,000
GRANTOR: PEEBLES TIMOTHY S & A						
GRANTEE: ROSE JOHN & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19FOP=[YR=2005] W20S10E20
N10$S10W32S39FGR=[YR=2005] S23E20N19 U3 L3 W4N1W13$E13S1E4
R3 D3 S9 E10FOP=[YR=2005] S2E9N1E9N5W17S4W1$ E1N4E20N58$.

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	676.00	SF	5.20	5.20	100	2005	2005	3	84	2,953	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,033

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 03/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS