LOT 46
IN OR 1821/154
MEADOWFIELD #3 PB 6/321-323

HEIDINGER SCOTT K
86519 MEADOWWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

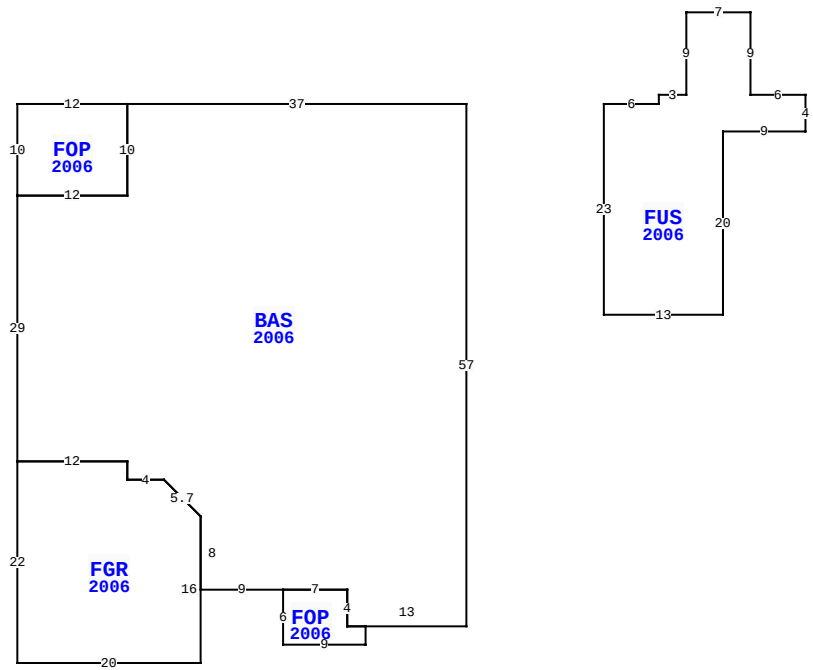
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,273	100	2006	2,273	265,401
FGR	416	55	2006	229	26,739
FOP	46	30	2006	14	1,634
FOP	120	30	2006	36	4,203
FUS	405	100	2006	405	47,289
TOTALS	3,260			2,957	345,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	97.2054	128.31	379,413	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 2678 HX Base Yr 2008



86519 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		345,266
TOTAL MARKET OB/XF VALUE		3,622
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		413,888
SOH/AGL Deduction		204,633
ASSESSED VALUE		209,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,533
TOTAL JUST VALUE		413,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15644	NEW CONSTR	236,124	01/11/2006
E15796	ELEC OTHER	2,000	09/01/2005
M10154	MECH OTHER	0	08/01/2005
P09828	OTHER	0	08/01/2005
R07934	REPAIR/RRF	4,290	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1821/0154	9/27/2012	QC	U	I	11	100
GRANTOR: HEIDINGER ANGIE M & S						
GRANTEE: HEIDINGER SCOTT K						
1461/1485	11/28/2006	WD	Q	I		267,500
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HEIDINGER SCOTT K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W37 FOP=[YR=2006] W12 S10 E12 N10$ S10 W12 S29 FGR=[YR=2006] S22 E20 N16 U4 L4 W4 N2 W12$ E12 S2 E4 R4 D4 S8 E9 FOP=[YR=2006] S6 E9 N2 W2 N4 W7$ E7 S4 E13 N57$ PTR=E15 FUS=[YR=2006] E6 N1 E3 N9 E7 S9 E6 S4 W9 S20 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	810.00	SF	5.20	5.20	100	2006	2006	3	86	3,622	

LAND DESCRIPTION

TOTAL OB/XF 3,622

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