LOT 51
MEADOWFIELD #3 PB 6/321-323

CRAWFORD NICHOLAS SAMUEL & QUINCY ERIN
86433 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0051-0000

BUILDING CHARACTERISTICS

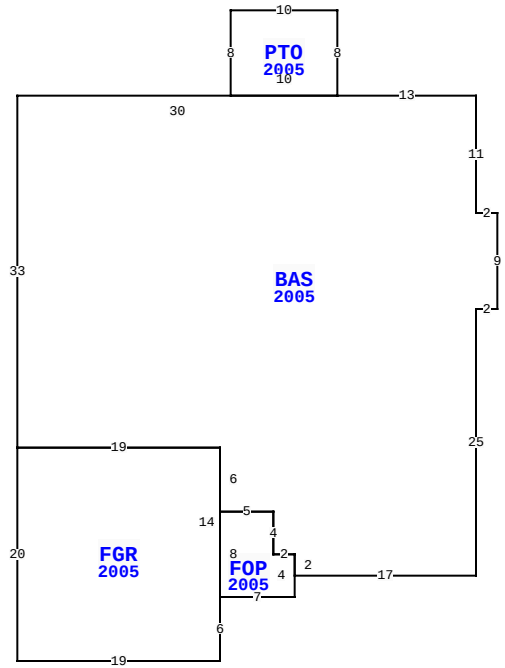
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,691	100	2005	1,691	194,953
FGR	380	55	2005	209	24,095
FOP	48	30	2005	14	1,614
PTO	80	5	2005	4	462
TOTALS	2,199			1,918	221,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	96.1380	126.90	243,394	2005	2005	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2022 Heated Area: 1691 HX Base Yr 2022



86433 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,123
TOTAL MARKET OB/XF VALUE		5,044
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,167
SOH/AGL Deduction		44,984
ASSESSED VALUE		246,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,461
TOTAL JUST VALUE		291,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413233	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1094	6/05/2019	QC	U	I	11	100
GRANTOR: CRAWFORD NICHOLAS S &						
GRANTEE: CRAWFORD RICHARD SA						
2159/1725	11/28/2017	WD	Q	I	01	201,000
GRANTOR: GRUELL DEREK G & CHRI						
GRANTEE: CRAWFORD NICHOLAS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] N8 W10 S8 E10$ W30 S33
FGR=[YR=2005] S20 E19 N6 FOP=[YR=2005] E7 N4 W2 N4 W5 S8$ N14 W19$ E19 S6 E5 S4 E2 S2 E17 N25 E2 N9 W2 N11$.

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	0754	FOP	0	100	0	0	260.00	SF	15.00	15.00	100	2011	2011	3	45	1,755	

LAND DESCRIPTION

TOTAL OB/XF 5,044

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