LOT 52
IN OR 2138/846
MEADOWFIELD #3 PB 6/321-323

PAINTER JOEL L
86417 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

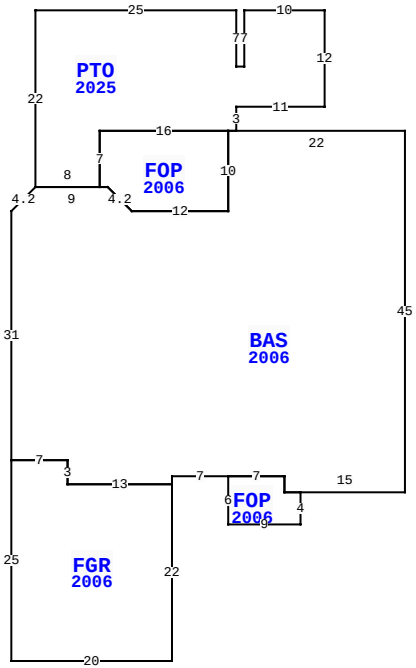
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2006	1,902	228,105
FGR	461	55	2006	254	30,462
FOP	50	30	2006	15	1,799
FOP	153	30	2006	46	5,516
PTO	556	5	2025	28	3,358
TOTALS	3,122			2,245	269,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,245	99.8424	131.79	295,869	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 1902 HX Base Yr 2018



86417 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,241
TOTAL MARKET OB/XF VALUE		5,054
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,295
SOH/AGL Deduction		132,061
ASSESSED VALUE		207,234
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,512
TOTAL JUST VALUE		339,295
NCON VALUE		3,359
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700860	REPAIR/RRF	12,399	02/06/2017
M10878	MECH OTHER	0	01/01/2006
E16469	ELEC OTHER	2,000	12/01/2005
P10478	OTHER	0	12/01/2005
C16646	CO ISSUED	169,365	11/01/2005
B16646	NEW CONSTR	169,365	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/0846	8/03/2017	WD	Q	I	01	216,000
GRANTOR: JENKINS TIMOTHY & JEN						
GRANTEE: PAINTER JOEL L						
1477/0284	2/06/2007	WD	Q	I		229,900
GRANTOR: TAM EDMUND &						
GRANTEE: JENKINS TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S10 W12 U3L3 W9 D3L3 S31 E7 S3 E13 N1 E7 E7 S2 E15 N45 $
FGR=[YR=2006;ORIG=-49,41] S25 E20 N22 W13 N3 W7 $
FOP=[YR=2006;ORIG=-22,0] W16 S7 E1 D3R3 E12 N10 $
FOP=[YR=2006;ORIG=-22,43] S6 E9 N4 W2 N2 W7 $
PTO=[YR=2025;ORIG=-46,7] E8 N7 E16 E1 N3 E11 N12 W10 S7 W1 N7 W25 S22 $
.

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	0810	CONCRETE A	0	100	47	16	752.00	SF	6.50	6.50	100	2006	2006	3	86	4,204	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	2006	2006	3	86	850	

LAND DESCRIPTION

TOTAL OB/XF 5,054

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