LOT 57
IN OR 1403/1560
MEADOWFIELD #3 PB 6/321-323

MARTIN JACK C & KELLEY LYNN
86331 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

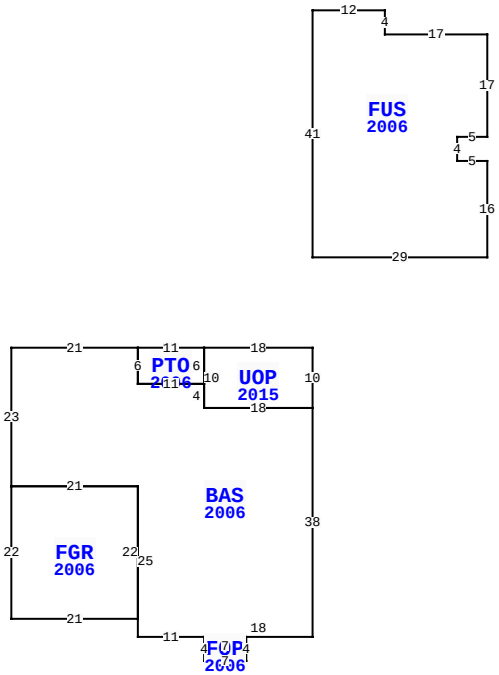
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,629	100	2006	1,629	178,228
FGR	462	55	2006	254	27,790
FOP	28	30	2006	8	875
FUS	1,101	100	2006	1,101	120,459
PTO	66	5	2006	3	329
UOP	180	20	2015	36	3,938
TOTALS	3,466			3,031	331,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,031	91.0800	120.23	364,417	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2730 HX Base Yr 2007



86331 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		331,619
TOTAL MARKET OB/XF VALUE		42,061
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		438,680
SOH/AGL Deduction		210,397
ASSESSED VALUE		228,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,561
TOTAL JUST VALUE		438,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530375	SWIM POOL	35,400	05/01/2015
E16230	ELEC OTHER	2,000	11/01/2005
M10667	MECH OTHER	0	11/01/2005
C15819	CO ISSUED	186,073	08/01/2005
P09934	OTHER	0	08/01/2005
R08067	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1560	4/12/2006	WD	Q	I		255,600
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: MARTIN JACK C & KEL						
1242/0974	7/01/2004	WD	U	V	19	532,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	2006	2006	3	86	4,257	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2015	2015	3	75	28,688	
4	0855	CONC PAVER	0	100	0	0	743.00	SF	10.00	10.00	100	2015	2015	3	95	7,059	
5	1076	TRELLIS A	0	100	11	6	66.00	SF	7.50	7.50	100	2010	2010	3	56	277	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W18 PTO=[YR=2006] W11 BAS=[YR=2006] W21 S23 FGR=[YR=2006] S22 E21 N22 W21$ E21 S25 E11 FOP=[YR=2006] S4 E7 N4 W7$ E18 N38 W18 N4 W11 N6$ S6 E11 N6$ S10 E18 N10$ PTR=N15 FUS=[YR=2006] N41 E12 S4 E17 S17 W5 S4 E5 S16 W29$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 42,061

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 08/05/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS