LOT 60
IN OR 1244/290
MEADOWFIELD #3 PB 6/321-323

WILLIAMS ADRIAN B/PINKNEY RAMONA A
86281 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

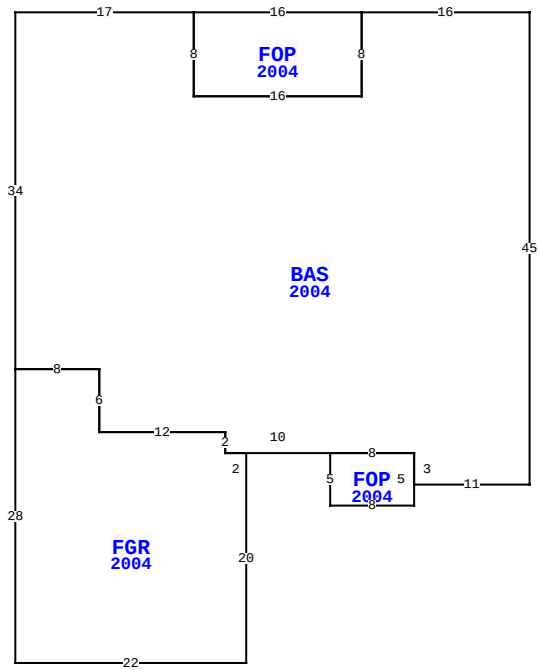
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,875	100	2004	1,875	220,925
FGR	528	55	2004	290	34,170
FOP	40	30	2004	12	1,414
FOP	128	30	2004	38	4,477
TOTALS	2,571			2,215	260,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	96.1380	126.90	281,084	2004	2009	0	0	0	7.15	92.85

1 SNGL FAM – 100% - 2005 Heated Area: 1875 HX Base Yr 2005



86281 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		260,986
TOTAL MARKET OB/XF VALUE		4,894
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,880
SOH/AGL Deduction		164,585
ASSESSED VALUE		166,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,573
TOTAL JUST VALUE		330,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001705	REPAIR/RRF	26,545	03/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/0290	7/08/2004	WD	Q	I		155,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: WILLIAMS ADRIAN B &						
1169/1514	9/09/2003	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W16 S8 E16 N8$ S8 W16 N8 W17 S34 FGR=[YR=2004] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2004] S5 E8 N5 W8$ E8 S3 E11 N45$.

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	781.00	SF	5.20	5.20	100	2004	2004	3	83	3,371	
2	0471	VINYL FNC	0	100	0	0	78.00	LF	32.00	32.00	100	2004	2004	3	61	1,523	

LAND DESCRIPTION

TOTAL OB/XF 4,894

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS