LOT 61
IN OR 1184/1872
MEADOWFIELD #3 PB 6/321-323

SEAY JUDITH A
86263 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0061-0000

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 80
Interior Floo	08	SHT VINYL 20
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

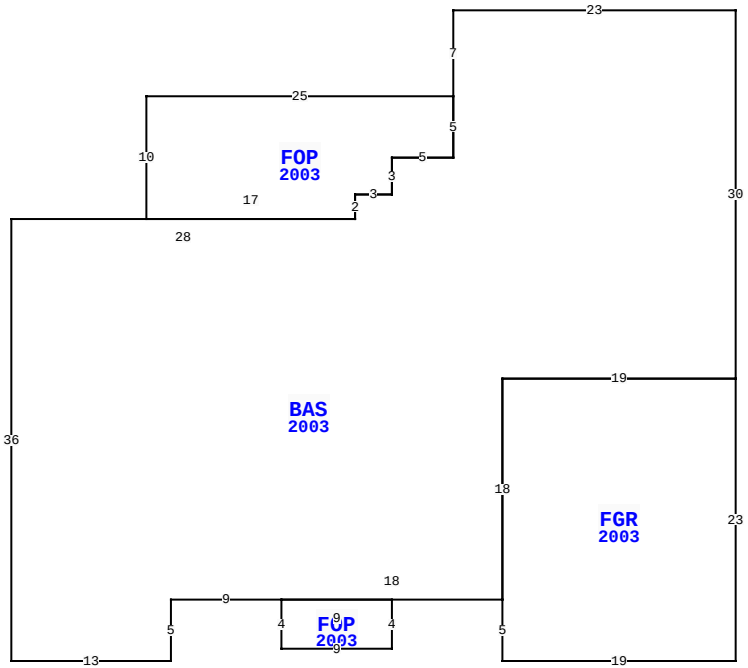
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	2003	1,974	223,018
FGR	437	55	2003	240	27,115
FOP	36	30	2003	11	1,243
FOP	219	30	2003	66	7,457
TOTALS	2,666			2,291	258,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	95.2560	125.74	288,070	2003	2003	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2004 Heated Area: 1974 HX Base Yr 2004



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

86263 MEADOWWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,831
TOTAL MARKET OB/XF VALUE		6,502
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,333
SOH/AGL Deduction		160,506
ASSESSED VALUE		169,827
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		114,105
TOTAL JUST VALUE		330,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363789	NEW CONSTR	147,749	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1872	10/30/2003	WD	Q	I		162,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SEAY ROBERT & JUDIT						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 S7 FOP=[YR=2003] W25 S10 E17 N2 E3 N3 E5 N5$ S5 W5 S3 W3 S2 W28 S36 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9$ E18 FGR=[YR=2003] S5 E19 N23 W19 S18$ N18 E19 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	2003	2003	3	82	3,492	

LAND DESCRIPTION

TOTAL OB/XF 6,502

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