

LOT 65
IN OR 1553/1054
MEADOWFIELD #3 PB 6/321-323

LEE JASON W
86197 MEADOWWOOD DRIVE
YULEE, FL 32097

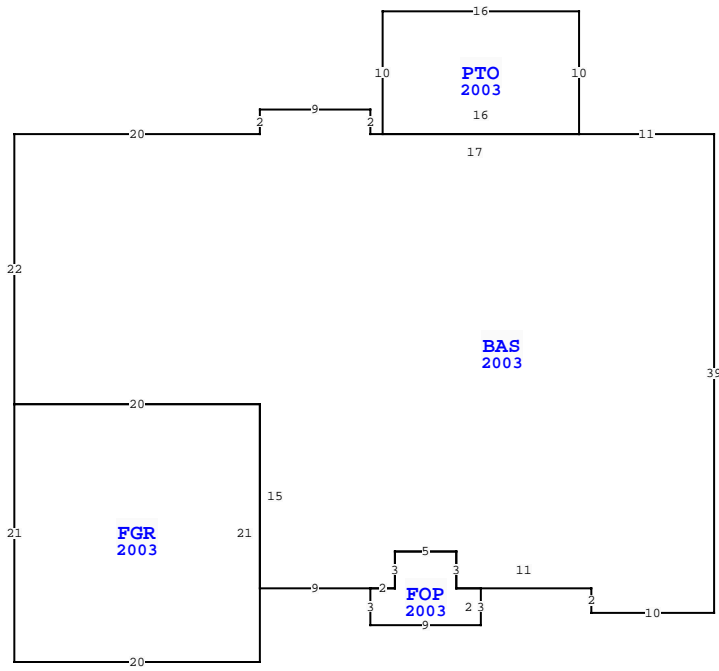
2025

38-2N-27-1332-0065-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	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
BAS	1,832	100	2003
FGR	420	55	2003
FOP	42	30	2003
PTO	160	5	2003
TOTALS	2,454		
		2,084	241,100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,084	97.5492	128.76	268,336	2003	2003	0	0	10.15	89.85	
1 SNGL FAM - 100% - 2009												
Heated Area: 1832												
HX Base Yr 2009												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,100
TOTAL MARKET OB/XF VALUE			6,494
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			312,594
SOH/AGL Deduction			151,393
ASSESSED VALUE			161,201
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			110,479
TOTAL JUST VALUE			312,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310955	NEW CONSTR	136,869	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1553/1054	3/03/2008	WD Q	Q	I		197,500
GRANTOR: SMITH PHILLIP & EMILY						
GRANTEE: LEE JASON W						
1166/1451	8/29/2003	WD Q	Q	I		153,600
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: SMITH PHILLIP & EMI						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003
2	0811	CONCRETE B	0	100	0	817.00	SF	5.20	5.20	100	2003	2003

TOTAL OB/XF												
6,494												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2003] W11 PTO=[YR=2003] N10 W16 S10 E16\$ W17 N2 W9 S2 W20 S22 FGR=[YR=2003] S21 E20 N21 W20\$ E20 S15 E9 FOP=[YR=2003] S3 E9 N3 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 S2 E10 N39\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00