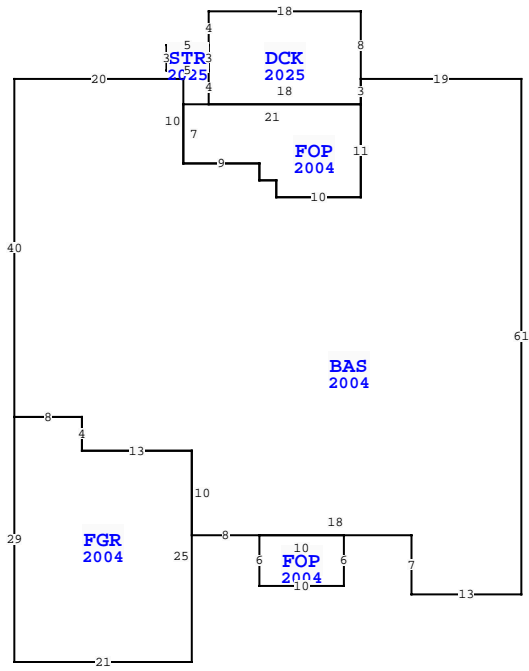




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		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	2,835	100	2004
DCK	198	10	2025
FGR	557	55	2004
FOP	60	30	2004
FOP	191	30	2004
STR	15	10	2025
TOTALS	3,856		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,238	89.4240	118.04	382,214	2004	2004	0	0	15.00	85.00	
1 SNGL FAM - 100% - 2006 Heated Area: 2835 HX Base Yr 2006												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,882
TOTAL MARKET OB/XF VALUE			4,682
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			394,564
SOH/AGL Deduction			190,456
ASSESSED VALUE			204,108
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			153,386
TOTAL JUST VALUE			394,564
NCON VALUE			2,208
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1279	4/27/2004	WD Q	Q	I		219,400
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: CAMPBELL IMELDA L						
1158/0397	7/30/2003	WD U	V	19		36,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL)						

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	0811	CONCRETE B	0	100	0	801.00	SF	5.20	5.20	100	2004	2004
2	0471	VINYL FNC	0	100	0	36.00	LF	32.00	32.00	100	2006	2006
3	0811	CONCRETE B	0	100	26	104.00	SF	5.20	5.20	100	2006	2006

TOTAL OB/XF												
86071 MEADOWWOOD DR, YULEE												
BLD DATE	03/03/2023	NW	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF VALUE: 4,682												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004;ORIG=0,0] W19 S3 S11 W10 N2 W2 N2 W9 N10 W20 S40 E8 S4 E13 S10 E8 E18 S7 E13 N61 \$												
FGR=[YR=2004;ORIG=-60,40] S29 E21 N25 W13 N4 W8 \$												
FOP=[YR=2004;ORIG=-19,3] W21 S7 E9 S2 E2 S2 E10 N11 \$												
FOP=[YR=2004;ORIG=-31,54] S6 E10 N6 W10 \$												
DCK=[YR=2025;ORIG=-19,0] S3 W18 N4 N3 N4 E18 S8 \$												
STR=[YR=2025;ORIG=-37,-4] W5 S3 E5 N3 \$												

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
TOTAL ADJ: 1.00 UNIT PRICE: 65,000.00 ADJ UNIT PRICE: 65,000.00 LAND VALUE: 65,000												