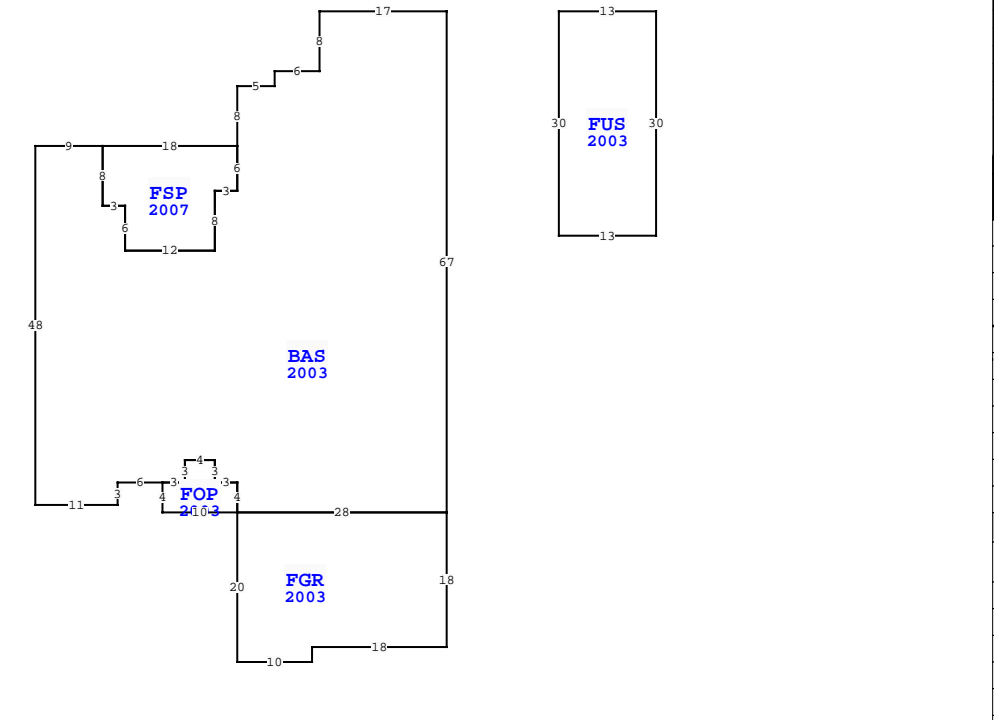




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,582	92.2590	121.78	436,216	2003	2003	0	0	10.15	89.85



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	2,804	100	2003	2,804	306,812
FGR	524	55	2003	288	31,513
FOP	52	30	2003	16	1,750
FSP	210	40	2007	84	9,192
FUS	390	100	2003	390	42,673
TOTALS	3,980			3,582	391,940

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	1,272.00	SF	5.20	5.20	100	2003	2003	3	82	5,424	
2	0811	CONCRETE B	0	100	0	787.00	SF	5.20	5.20	100	2005	2005	3	84	3,438	

86055 MEADOWWOOD DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			391,940
TOTAL MARKET OB/XF VALUE			8,862
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			465,802
SOH/AGL Deduction			229,850
ASSESSED VALUE			235,952
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			185,230
TOTAL JUST VALUE			465,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310902	NEW CONSTR	225,188	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1162/0666	8/14/2003	WD Q	Q	I		235,100
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: PLUNGIS RICHARD & C						
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] W17 S8 W6 S2 W5 S8 FSP=[YR=2007] W18 S8 E3 S6 E12 N8 E3 N6 \$ S6 W3 S8 W12 N6 W3 N8 W9 S48 E11 N3 E6 FOP=[YR=2003] S4 E10 FGR=[YR=2003] S20 E10 N2 E18 N18 W28 \$ N4 W3 N3 W4 S3 W3 \$ E3 N3 E4 S3 E3 S4 E28 N67 \$ PTR= E15 FUS=[YR=2003] E13 S30 W13 N30 \$ W15 \$ .

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	% 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							