



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	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	2. 2.100
Units	0 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,403	97.0200	128.07	307,752	2003	2003	0	0	10.15	89.85

1 SNGL FAM - 0% - 2024 Heated Area: 2132 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	276,515		
TOTAL MARKET OB/XF VALUE	3,577		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	345,092		
SOH/AGL Deduction	0		
ASSESSED VALUE	345,092		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	345,092		
TOTAL JUST VALUE	345,092		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	331,933		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2003	1,652	190,097
FGR	462	55	2003	254	29,228
FOP	33	30	2003	10	1,151
FUS	480	100	2003	480	55,234
PTO	143	5	2003	7	805
TOTALS	2,770			2,403	276,515

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	0	0	0		839.00	SF	5.20				3,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310956	NEW CONSTR	149,285	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2475/0240	6/25/2021	WD	U	I	30	300,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES	
86037 MEADOWWOOD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11\$ S11 W35 S23	
FGR=[YR=2003] S24 E21 N22 W3 S2 W9 N4 W9\$ E9 S4 E9 N2 E3 S12	
E7 FOP=[YR=2003] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E13	
N48\$ PTR=E15 FUS=[YR=2003] E15 S32 W15 N32\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF														3,577								
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							