LOT 114
MEADOWFIELD #3 PB 6/321-323

LAUE ERIC A & CHERYL A
86252 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0114-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

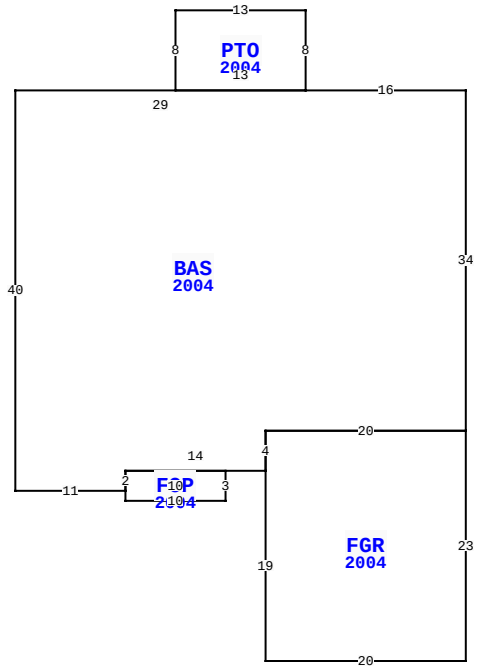
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2004	1,652	207,872
FGR	460	55	2004	253	31,835
FOP	30	30	2004	9	1,133
PTO	104	5	2004	5	630
TOTALS	2,246			1,919	241,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	102.6648	135.52	260,063	2004	2009	0	0	0	7.15	92.85

1 SNGL FAM – 100% - 2022 Heated Area: 1652 HX Base Yr 2022



86252 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,468
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,856
SOH/AGL Deduction		49,718
ASSESSED VALUE		260,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,416
TOTAL JUST VALUE		309,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001183	REPAIR/RRF	14,000	02/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0394	8/30/2021	WD	Q	I	01	315,000
GRANTOR: O'NEAL CARL WESLEY &						
GRANTEE: LAUE ERIC A & CHERY						
2291/1661	7/15/2019	WD	Q	I	01	220,000
GRANTOR: DAVIS SARAH B						
GRANTEE: O'NEAL CARL WESLEY						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	785.00	SF	5.20	5.20	100	2004	2004	3	83	3,388	

BUILDING DIMENSIONS

BAS=[YR=2004] W16 PTO=[YR=2004] N8 W13 S8 E13$ W29 S40 E11
FOP=[YR=2004] S1 E10 N3 W10 S2$ N2 E14 FGR=[YR=2004] S19 E20
N23 W20 S4$ N4 E20 N34 $.

LAND DESCRIPTION

TOTAL OB/XF 3,388

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