LOT 117
MEADOWFIELD #3 PB 6/321-323

DAVIS WAYNE M & CAROLYN S
86198 MEADOWWOOD DRIVE
YULEE, FL 32097

**2025**

**38-2N-27-1332-0117-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 20 | FACE BRICK 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

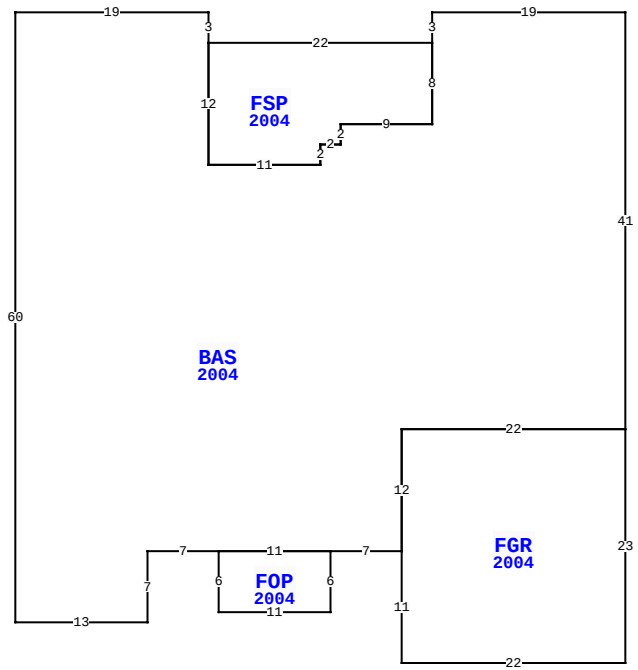
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4045.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,717 | 100 | 2004 | 2,717 | 303,868 |
| FGR | 506 | 55 | 2004 | 278 | 31,091 |
| FOP | 66 | 30 | 2004 | 20 | 2,237 |
| FSP | 224 | 40 | 2004 | 90 | 10,066 |
| TOTALS | 3,513 | | | 3,105 | 347,262 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,105 | 95.5512 | 126.13 | 391,634 | 2004 | 2004 | 0 | 0 | 0 | 11.33 | 88.67 |

1 SNGL FAM – 100% - 2020 Heated Area: 2717 HX Base Yr 2020




86198 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 | | 347,262 |
| TOTAL MARKET OB/XF VALUE | | 6,368 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 418,630 |
| SOH/AGL Deduction | | 161,462 |
| ASSESSED VALUE | | 257,168 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 206,446 |
| TOTAL JUST VALUE | | 418,630 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 379,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413351 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2289/0213 | 7/11/2019 | WD | Q | I | 01 | 270,000 |
| GRANTOR: GRIGGS JAMIE & NAISHA | | | | | | |
| GRANTEE: DAVIS WAYNE M & CAR | | | | | | |
| 1287/0023 | 1/11/2005 | WD | U | I | 21 | 209,400 |
| GRANTOR: MATTAMY (JACKSONVILLE | | | | | | |
| GRANTEE: GRIGGS JAMIE & NAIS | | | | | | |

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 770.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 3,323 | |

## BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W19 S3 S8 W9 S2 W2 S2 W11 N12 N3 W19 S60 E13 N7 E7 E11 E7 N12 E22 N41 $
FGR=[YR=2004;ORIG=-22,53] S11 E22 N23 W22 S12 $
FSP=[YR=2004;ORIG=-19,3] W22 S12 E11 N2 E2 N2 E9 N8 $
FOP=[YR=2004;ORIG=-40,53] S6 E11 N6 W11 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,368

| 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 01/08/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS