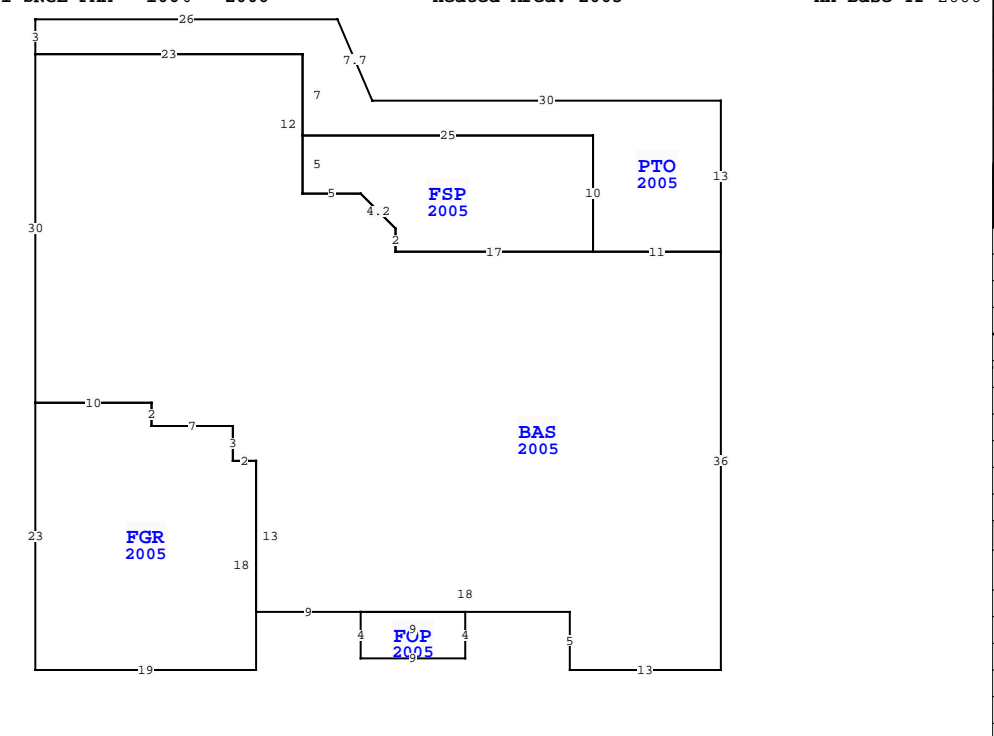




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,343	94.3740	124.57	291,868	2005	2005	0	0	0	9.15 90.85



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	2,003	100	2005	2,003	226,683
FGR	413	55	2005	227	25,690
FOP	36	30	2005	11	1,245
FSP	215	40	2005	86	9,733
PTO	319	5	2005	16	1,811
TOTALS	2,986			2,343	265,162

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	0		5.20	5.20	100	2005	2005	3	84	3,451	
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2005	2005	3	84	2,140	
3	1242	WD DECK A	0	100	11	13		10.00	10.00	100	2005	2005	3	22	315	

86136 MEADOWWOOD DR, YULEE		BLD DATE	03/03/2023	NW	LGL DATE	
		XF DATE			LAND DATE	
		INC DATE			AG DATE	
<b>TOTAL OB/XF</b> 5,906						

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							

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																								
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	265,162		
TOTAL MARKET OB/XF VALUE	5,906		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	336,068		
SOH/AGL Deduction	162,063		
ASSESSED VALUE	174,005		
TOTAL EXEMPTION VALUE	HX HB WX SX 105,722		
BASE TAXABLE VALUE	68,283		
TOTAL JUST VALUE	336,068		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	323,562		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/1599	10/28/2009	QC	U	I	14	100

GRANTOR: CISKOVSKY LUCIENNE	GRANTEE: CISKOVSKY LUCIENNE
1294/0740	2/09/2005 WD Q I 183,900
GRANTOR: MATTAMY (JACKSONVILLE)	GRANTEE: CISKOVSKY WILLIAM L

BUILDING DIMENSIONS	
PTO=[YR=2005] W30 U7 L3 W26 S3 BAS=[YR=2005] S30	
FGR=[YR=2005] S23 E19 N18 W2 N3 W7 N2 W10 \$ E10 S2 E7 S3 E2	
S13 E9 FOP=[YR=2005] S4 E9 N4 W9 \$ E18 S5 E13 N36 W11	
FSP=[YR=2005] W17 N2 U3 L3 W5 N5 E25 S10 \$ W17 N2 U3 L3	
W5 N12 W23 \$ E23 S7 E25 S10 E11 N13 \$ .	

BUILDING NOTES	