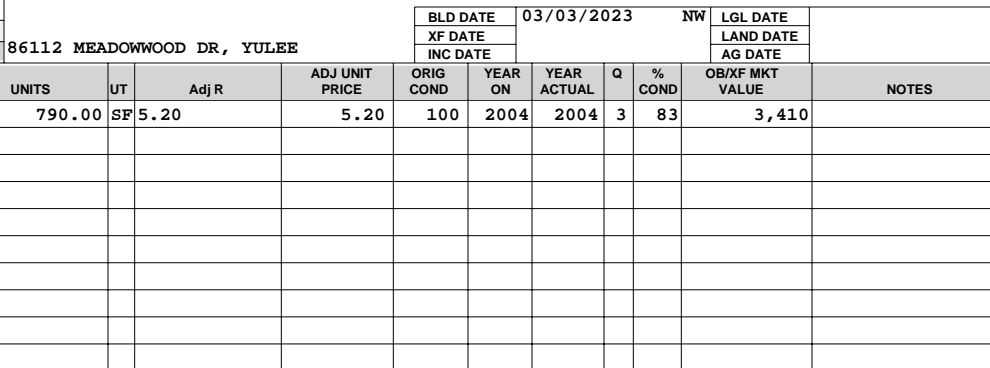


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	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	2,351	94.3740	124.57	292,864	2004	2004	0	0	0	9.83	90.17
1 SNGL FAM - 100% - 2024 Heated Area: 2012 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			264,075
TOTAL MARKET OB/XF VALUE			3,410
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			332,485
SOH/AGL Deduction			104,975
ASSESSED VALUE			227,510
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			176,788
TOTAL JUST VALUE			332,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,922

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	2,012	100	2004	2,012	225,998
FGR	440	55	2004	242	27,183
FOP	36	30	2004	11	1,235
FSP	215	40	2004	86	9,660
TOTALS	2,703			2,351	264,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1024	7/13/2023	WD	Q	I	02	340,000
GRANTOR: CRUZ FREDDIE REV TRUS						
GRANTEE: CASCIOLI JANE E						
2649/1548	6/21/2023	FJ	U	I	11	0
GRANTOR: CRUZ FREDDIE SR EST						
GRANTEE: CRUZ FREDDIE REV TR						

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		790.00	SF	5.20				5.20	100	2004	2004	3	83	3,410	

86112 MEADOWWOOD DR, YULEE			BLD DATE	03/03/2023	NW	LGL DATE	
			XF DATE			LAND DATE	
			INC DATE			AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004;ORIG=0,0] W23 S7 S5 W5 D3L3 S2 W17 W12 S36 E13 N5 E9 E9 E9 N17 E20 N31 \$												
FGR=[YR=2004;ORIG=-20,48] S5 E20 N22 W20 S17 \$												
FSP=[YR=2004;ORIG=-23,7] W25 S10 E17 N2 U3R3 E5 N5 \$												
FOP=[YR=2004;ORIG=-38,48] S4 E9 N4 W9 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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								