LOT 123
MEADOWFIELD #3 PB 6/321-323

BONANNO JENNA R
86058 MEADOWWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0123-0000

BUILDING CHARACTERISTICS

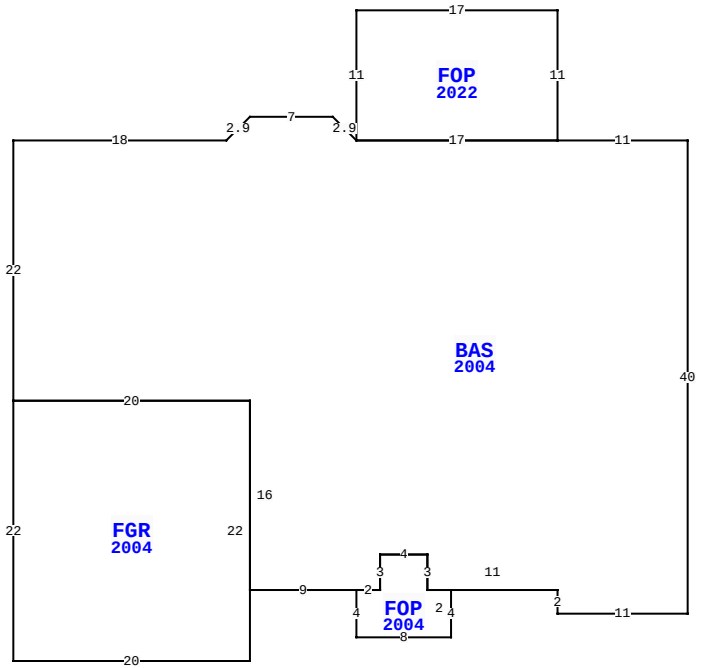
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,874	100	2004	1,874	220,585
FGR	440	55	2004	242	28,486
FOP	44	30	2004	13	1,531
FOP	187	30	2022	56	6,592
TOTALS	2,545			2,185	257,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	98.6958	130.28	284,662	2004	2004	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2021 Heated Area: 1874 HX Base Yr 2021



86058 MEADOWWOOD DR, YULEE

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

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	777.00	SF	5.20	5.20	100	2004	2004	3	83	3,354	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,192
TOTAL MARKET OB/XF VALUE		6,399
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,591
SOH/AGL Deduction		86,759
ASSESSED VALUE		241,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,110
TOTAL JUST VALUE		328,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1754	8/03/2023	QC	U	I	11	100
GRANTOR: TURNYANSZKI KEVIN						
GRANTEE: BONANNO JENNA						
2292/0903	7/19/2019	WD	Q	I	01	233,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: BONANNO JENNA R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W11 W17 U2L2 W7 D2L2 W18 S22 E20 S16 E9 E2 N3 E4 S3 E11 S2 E11 N40 $
FGR=[YR=2004;ORIG=-57,22] S22 E20 N22 W20 $
FOP=[YR=2022;ORIG=-11,0] N11 W17 S11 E17 $
FOP=[YR=2004;ORIG=-28,38] S4 E8 N4 W2 N3 W4 S3 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,399

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