LOT 143
IN OR 2072/517
MEADOWFIELD #3 PB 6/321-323

MICHAELS KELLY A
86037 MEADOWBROOK LN
YULEE, FL 32097

2025

38-2N-27-1332-0143-0000

BUILDING CHARACTERISTICS

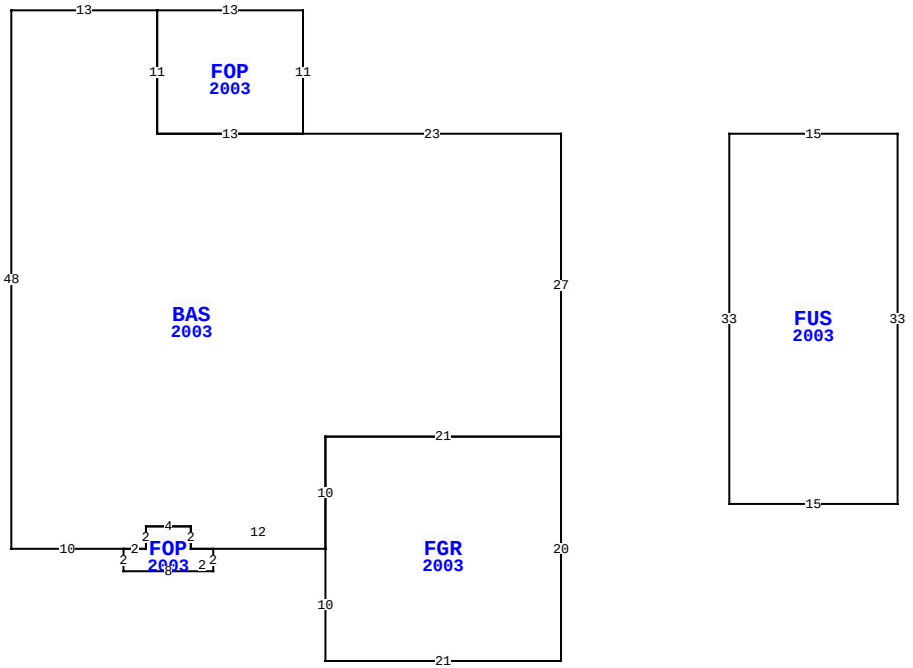
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,738	100	2003	1,738	195,902
FGR	420	55	2003	231	26,038
FOP	24	30	2003	7	789
FOP	143	30	2003	43	4,847
FUS	495	100	2003	495	55,795
TOTALS	2,820			2,514	283,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,514	95.0400	125.45	315,381	2003	2003	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2017 Heated Area: 2233 HX Base Yr 2017



86037 MEADOWBROOK LN, 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		283,370
TOTAL MARKET OB/XF VALUE		24,187
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		372,557
SOH/AGL Deduction		133,364
ASSESSED VALUE		239,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,471
TOTAL JUST VALUE		372,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20115	SWIM POOL	35,917	06/01/2007
B0311357	NEW CONSTR	186,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0517	9/16/2016	WD	Q	I	01	250,000
GRANTOR: SCHINGTEN TIFFANY L E						
GRANTEE: MICHAELS KELLY A &						
1189/1727	11/20/2003	WD	Q	I		172,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: LOWDENSLAGER SHERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP=[YR=2003] N11 W13 S11 E13$ W13 N11 W13 S48 E10 FOP=[YR=2003] S2 E8 N2 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E12 FGR=[YR=2003] S10 E21 N20 W21 S10$ N10 E21 N27$ PTR=E15 FUS=[YR=2003] E15 S33 W15 N33$ W15$.

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	866.00	SF	5.20	5.20	100	2003	2003	3	82	3,693	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2007	2007	3	44	12,566	
4	0845	KOOL DECK	0	100	0	0	378.00	SF	7.25	7.25	100	2007	2007	3	87	2,384	
5	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2007	2007	3	44	2,534	

LAND DESCRIPTION

TOTAL OB/XF 24,187

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	000134	C	RES POND	100	0003	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