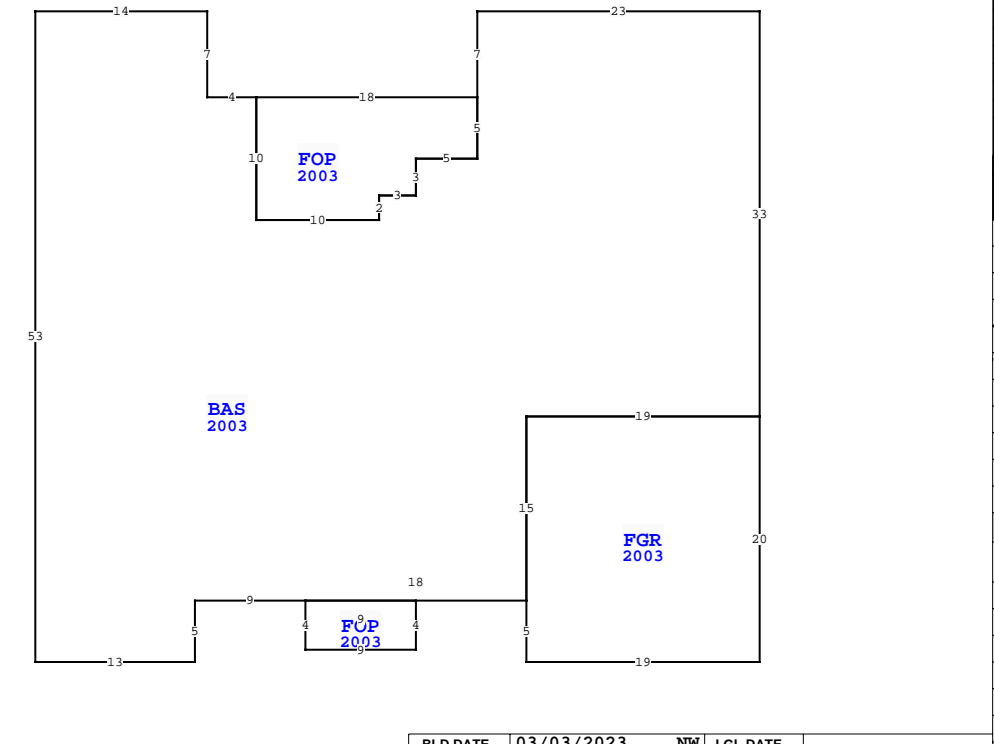




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,574	91.5840	120.89	311,171	2003	2003	0	0	10.15	89.85



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	2,309	100	2003	2,309	250,803
FGR	380	55	2003	209	22,702
FOP	36	30	2003	11	1,195
FOP	149	30	2003	45	4,888
TOTALS	2,874			2,574	279,587

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,587
TOTAL MARKET OB/XF VALUE			35,538
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			380,125
SOH/AGL Deduction			130,122
ASSESSED VALUE			250,003
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			199,281
TOTAL JUST VALUE			380,125
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005521	SCRN ENCL	4,860	08/18/2020
20004336	SWIM POOL	40,000	07/28/2020
17006834	ADDITION	0	01/01/2017
B0310996	NEW CONSTR	165,921	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1006	10/11/2023	LE	U	I	11	100

GRANTOR: PIHLBLAD JAMES E SR &  
GRANTEE: PIHLBLAD JEFFERY

2082/1893	10/31/2016	WD	Q	I	01	205,000
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GRANTOR: SZYDIOWSKI CHRISTINE  
GRANTEE: PIHLBLAD JAMES E SR

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	791.00	SF	5.20	5.20	100	2003	2003	3	82	3,373	
3	0855	CONC PAVER	0	100	0	807.00	SF	10.00	10.00	100	2020	2020	3	98	7,909	
4	0866	POOL FIBER	0	100	0	152.00	SF	72.00	72.00	100	2020	2020	3	86	9,412	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
6	0911	SCRN RM A	0	100	0	672.00	SF	17.50	17.50	100	2020	2020	3	86	10,114	

86071 MEADOWBROOK LN, YULEE												BLD DATE	03/03/2023	NW	LGL DATE	
												XF DATE			LAND DATE	
												INC DATE			AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W23 S7 FOP=[YR=2003] S5 W5 S3 W3 S2 W10 N10 E18\$ S5 W5 S3 W3 S2 W10 N10 W4 N7 W14 S53 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9\$ E18 FGR=[YR=2003] S5 E19 N20 W19 S15 \$ N15 E19 N33\$ .											

LAND DESCRIPTION												TOTAL OB/XF												35,538				
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											