

MEADOWS JEFFREY A & KIMBERLY F
86022 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0074-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

TOTALS2,6922,387261,510

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,387120.5890120.59287,84820052005009.1590.85

1 SINGLE FAM - 100% - 2006Heated Area: 2122HX Base Yr 2006

Diagram showing building footprint and area calculations:

FOP 2005 (Footprint) = 11 x 11 = 121 sq ft

BAS 2005 (Basement) = 21 x 18 = 378 sq ft

FGR 2005 (Front Yard) = 21 x 18 = 378 sq ft

Total Area = 121 + 378 + 378 = 877 sq ft

BLD DATE03/14/2023NWLGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE261,510

TOTAL MARKET OB/XF VALUE7,417

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE323,927

SOH/AGL Deduction150,413

ASSESSED VALUE173,514

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE122,792

TOTAL JUST VALUE323,927

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE312,471

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1313/01634/28/2005WDQI19950,400

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: MEADOWS JEFFREY A &

1274/108111/17/2004WDUV19950,400

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: MATTAMY (JAX) PARTN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W14 S11 E14 N11\$ S11 W14 N11 W21 S48 FGR=[YR=2005] S18 E21 N18 W21\$ E21 N2 E9 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 N46\$.

EXTRA FEATURES

86022 SAND HICKORY TRL, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000793.00SF5.205.20100200520053843,464

20470VNYL GATE010002.00UT300.00300.0010020072007369414

30476VF 6 SBPL01000134.00LF32.0032.00100200720073692,959

40479VPICKET0100084.00LF10.0010.0010020072007369580

LAND DESCRIPTION

TOTAL OB/XF7,417

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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