

MEADOWS TIMOTHY W
94001 KYRSTIN BROOK TRAIL
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

10ABOVE AVG 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

08SHT VINYL 60

Interior Floo

11CLAY TILE 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories

2. 2. 100

Units

0 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

860

100

2007

860

88,551

FOP

155

30

2007

46

4,736

FSP

296

40

2019

118

12,150

FUS

846

100

2007

846

87,109

TOTALS

2,157

1,870

192,547

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 0755 FSP

0

0

12

15

180.00

SF

13.40

13.40

100

2007

2007

3

27

651

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RM

0.00

0.00

1.00

LT

1.00

1.00

0.95

80,000.00

76,000.00

76,000

REVIEW DATE

01/15/2020

BY

TWA

Total Acres:

0.00

Total Land Value:

76,000

Market:

0

Agricultural:

0

Common:

76,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDORCODE

0100011,870111.9160111.92209,29020072007008.0092.00

1 SINGLE FAM - 100% - 2008Heated Area: 1706HX Base Yr 2008

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE192,547

TOTAL MARKET OB/XF VALUE651

TOTAL LAND VALUE - MARKET76,000

TOTAL MARKET VALUE269,198

SOH/AGL Deduction131,131

ASSESSED VALUE138,067

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE87,345

TOTAL JUST VALUE269,198

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE255,905

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / AG DATERSN CD SALE PRICE

2052/10726/13/2016QC U I 11

100

GRANTOR: MEADOWS MELISSA DAWN

GRANTEE: MEADOWS TIMOTHY WIL

1323/03076/07/2005QC U V 07

100

GRANTOR: MEADOWS CARSON W & MA

GRANTEE: MEADOES TIMOTHY W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 FSP=[YR=2019] N4 W5 N8 W25 S12 E15 N4 E6 S4 E9 \$ W9 N4 W6 S4 W15 S24 FOP=[YR=2007] W6 D2 L2 S4 R3 D3 E4 U1 R1 E15 N6 W15 N2 \$ S2 E18 D3 R3 E7 U3 R3 N26 \$ PTR= E30 FUS=[YR=2007] E31 S26 D3 L3 W7 U3 L3 W8 S1 W10 N27 \$ W30 \$.