

LOT 27 & PT ABND MEADOWBROOK AVE
IN OR 1420/1385
ESMTS IN OR 1019/1723,OR 1420/13

DI DOMENICO PAUL F & MARTA L
76072 TIDEVIEW LANE
YULEE, FL 32097

2025

47-2N-25-4080-0027-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1993	1,586	125,865
FGR	663	55	1993	365	28,966
FOP	124	30	1993	37	2,936
FST	117	55	1993	64	5,079
TOTALS	2,490			2,052	162,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	0	41	37	1,517.00	SF	20.00		
2	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0004	OR	0.00	0.00	2.00	AC	
2	000100	C	RES	0	0004	OR	0.00	0.00	2.62	AC	
3	000100	C	RES	0	0004	OR	0.00	0.00	4.50	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,052	124.0000	124.00	254,448	1969	1972	0	0	0	36.00	64.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1586													
HX Base Yr													

450276 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			162,847
TOTAL MARKET OB/XF VALUE			6,776
TOTAL LAND VALUE - MARKET			296,700
TOTAL MARKET VALUE			466,323
SOH/AGL Deduction			219,460
ASSESSED VALUE			246,863
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			246,863
TOTAL JUST VALUE			466,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1420/1385	6/16/2006	WD Q	Q	I		328,900	
GRANTOR: SHARRON FRANCES A SOL							
GRANTEE: DI DOMENICO PAUL F							
0957/1976	11/13/2000	QC U	U	V		2,000	
GRANTOR: JOYCE ALONZO O & JANE							
GRANTEE: SHARRON CHARLES J T							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W19 FST=[YR=1993] W7 BAS=[YR=1993] W57 S30 E26 FOP=[YR=1993] E31 N4 W31 S4\$ N4 E31 N26\$S21 E4 N10 E3 N11\$ S11 W3 S10 W4 S9 E26 N30\$.											