

BURNS JANICE P
86194 SPRING MEADOW AVE
YULEE, FL 32097

2026

[illegible]



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	30	VINYL 100	0150	01	360	91.9600	51.50	18,540	2008	2008	0	0	0	8.00	92.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 ACCESSORY U 100% - 2020														Heated Area: 360												HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100	18202018 BAS 2009																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 100																																							
Air Condition	02	WINDOW 100																																							
Heating Type	03	FORCED AIR 100																																							
Bedrooms	0	100																																							
Bathrooms	0	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	0	100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			02	Quality Level 02																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			MKT AREA													04																									
NEIGHBORHOOD/LOC			4049.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	360	100	2009	360	17,057																																				
TOTALS			360			360	17,057																																		
EXTRA FEATURES						86194 SPRING MEADOW AVE, YULEE																																			
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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														03/30/2026 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
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																	
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS																																									