LOT 1
LOFTON RESERVE PB 7/163

TRUST OF ROBERT M & YVONNE C BATTERTON/BATTERTON R
86031 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-127R-0001-0000

BUILDING CHARACTERISTICS

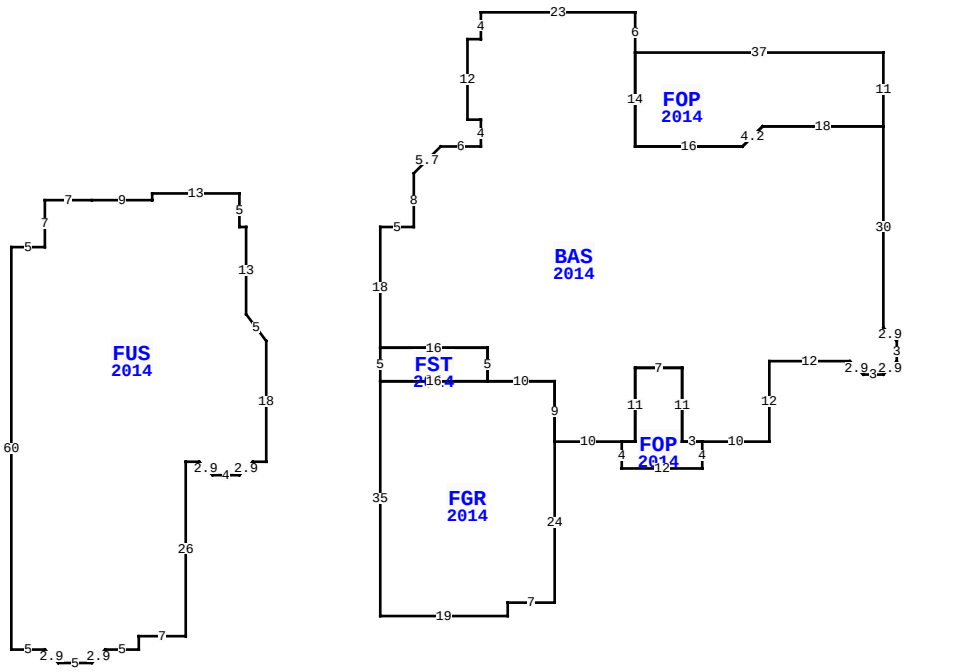
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,198	100	2014	3,198	476,858
FGR	896	55	2014	493	73,512
FOP	125	30	2014	38	5,666
FOP	460	30	2014	138	20,577
FST	80	55	2014	44	6,561
FUS	2,139	100	2014	2,139	318,950
TOTALS	6,898			6,050	902,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,050	113.5155	157.79	954,630	2007	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2025 Heated Area: 5337 HX Base Yr 2025



86031 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 KW
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		902,125
TOTAL MARKET OB/XF VALUE		169,240
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,321,365
SOH/AGL Deduction		11,808
ASSESSED VALUE		1,309,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,258,146
TOTAL JUST VALUE		1,321,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,275,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009269	POOL ENCL	20,416	07/20/2023
22005400	GARAGE	22,993	04/07/2022
21014902	SWIM POOL	123,720	10/28/2021
B0719428	CO ISSUED	0	08/14/2014
E19588	ELEC OTHER	5,000	07/01/2007
M12884	MECH OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/703	12/23/2024	WD	Q	I	01	1,335,000
GRANTOR: STEWART JEFFREY D & N						
GRANTEE: TRUST OF ROBERT M &						
2396/1665	9/25/2020	WD	U	I	11	100
GRANTOR: STEWART JEFFREY D						
GRANTEE: STEWART NICOL M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-37,1] N6 W23 S4 W2 S12 E2 S4 W6 D4L4 S8 W5 S18 E16 S5 E10 S9 E10 E2 N11 E7 S11 E3 E10 N12 E12 D2R2 E3 U2R2 N3 U2L2 N30 W18 D3L3 W16 N14 $
FUS=[YR=2014;ORIG=-130,30] E5 N7 E7 E9 N1 E13 S5 E1 S13 D4R3 S18 W2 D2L2 W4 U2L2 W2 S26 W7 S2 W5 D2L2 W5 U2L2 W5 N60 $
FGR=[YR=2014;ORIG=-75,50] S35 E19 N2 E7 N24 N9 W10 W16 $
FOP=[YR=2014;ORIG=0,1] W37 S14 E16 U3R3 E18 N11 $
FOP=[YR=2014;ORIG=-39,59] S4 E12 N4 W3 N11 W7 S11 W2 $
FST=[YR=2014;ORIG=-75,45] E16 S5 W16 N5 $
PTR=[ORIG=0,0] E30 W30 $
.

EXTRA FEATURES

LN	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
2	0300	BOAT DCK W	0	100	0	0	2,005.00	SF	40.00	40.00	100	2015	2015	3	71	56,942	
3	0303	FLT DOCK W	0	100	15	10	150.00	SF	26.00	26.00	100	2015	2015	3	71	2,769	
4	0310	AL GANG WY	0	100	0	0	14.00	LF	115.00	115.00	100	2015	2015	3	60	966	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	60	1,500	
6	0317	DCK PLNG W	0	100	0	0	5.00	UT	1,000.00	1,000.00	100	2015	2015	3	60	3,000	
7	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2015	2015	3	60	4,320	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2022	2022	05	100	60,000	
9	0911	SCRN RM A	0	100	0	0	1,648.00	SF	18.00	18.00	100	2022	2022	3	90	26,698	
11	0940	SHEDS/PORT	0	100	24	15	360.00	SF	30.00	30.00	100	2022	2022	3	90	9,720	
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2014		95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 169,240

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS