LOT 2
IN OR 2155/1867
LOFTON RESERVE PB 7/163

YU TERRY T/KUO STELLA P
86027 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-127R-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

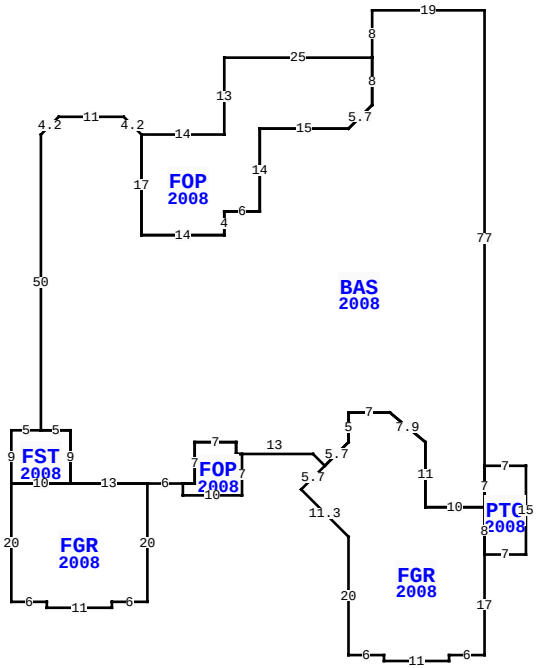
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,289	100	2008	4,289	648,081
FGR	471	55	2008	259	39,135
FGR	843	55	2008	464	70,112
FOP	74	30	2008	22	3,324
FOP	614	30	2008	184	27,803
FST	90	55	2008	50	7,555
PTO	105	5	2008	5	756
TOTALS	6,486			5,273	796,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,273	118.8022	165.14	870,783	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2018 Heated Area: 4289 HX Base Yr 2018



86027 MEADOWFIELD BLUFFS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		796,766
TOTAL MARKET OB/XF VALUE		89,898
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,136,664
SOH/AGL Deduction		283,214
ASSESSED VALUE		853,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		802,039
TOTAL JUST VALUE		1,136,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,092,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13666	3.5&5 TON AC UNIT	0	03/01/2008
C20912	CO ISSUED	0	01/01/2008
B20913	SWIM POOL	10,000	01/01/2008
E20377	ELEC OTHER	2,000	01/01/2008
R10947	REPAIR/RRF	3,750	01/01/2008
P12981	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1867	11/01/2017	WD	Q	I	01	900,000
GRANTOR: MATEER JOHN & ANDREA						
GRANTEE: YU TERRY T & STELLA						
2113/1979	4/17/2017	WD	U	I	11	100
GRANTOR: MATEER JOHN & ANDREA						
GRANTEE: MATEER LIVING TRUST						

BUILDING NOTES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	
4	0860	POOL/SPA	0	100	20	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	852.00	SF	18.00	18.00	100	2008	2008	3	27	4,141	
8	0300	BOAT DCK W	0	100	498	4	1,992.00	SF	40.00	40.00	100	2009	2009	3	48	38,246	
9	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00	26.00	100	2009	2009	3	48	2,396	
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2009	2009	3	31	620	
11	0311	WD GANG WY	0	100	0	0	14.00	SF	45.00	45.00	100	2009	2009	3	31	195	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W19 S8 S8 D4L4 W15 S14 W6 S4 W14 N17 U3L3 W11 D3L3 S50 E5 S9 E13 E6 E2 N7 E7 S2 E13 D2R2 U4R4 N5 E7 D5R6 S11 E10 N7 N77 $
FGR=[YR=2008;ORIG=-27,77] D4L4 D8R8 S20 E6 S1 E11 N1 E6 N17 N8 W10 N11 U5L6 W7 S5 D4L4 $
FOP=[YR=2008;ORIG=-19,8] W25 S13 W14 S17 E14 N4 E6 N14 E15 U4R4 N8 $
FGR=[YR=2008;ORIG=-80,80] S20 E6 S1 E11 N1 E6 N20 W13 W10 $
PTO=[YR=2008;ORIG=0,92] E7 N15 W7 S7 S8 $
FST=[YR=2008;ORIG=-75,71] W5 S9 E10 N9 W5 $
FOP=[YR=2008;ORIG=-51,80] S2 E10 N7 W1 N2 W7 S7 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 89,898

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