LOT 3
IN OR 1292/113
MEADOWFIELD BLUFFS PB 5/105

MCDONOUGH JOHN P & MARTHA
86479 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-1330-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

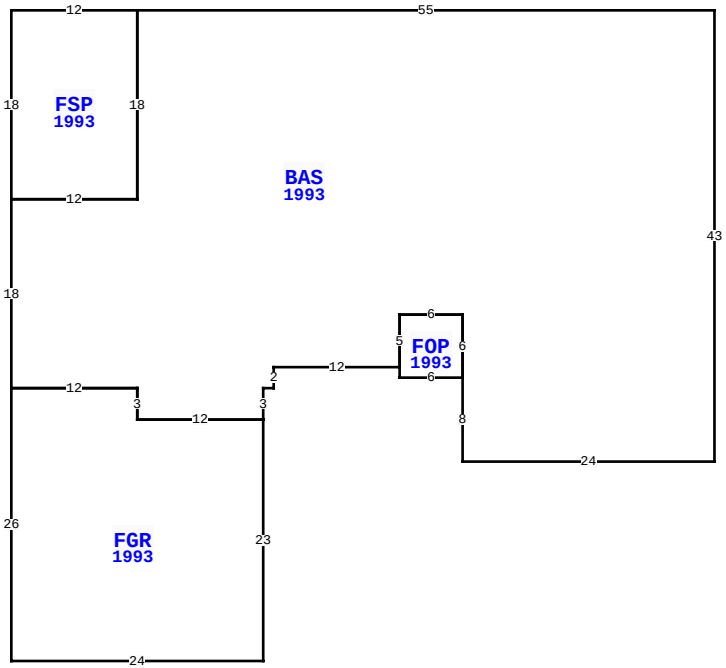
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,334	100	1993	2,334	277,839
FGR	588	55	1993	323	38,450
FOP	36	30	1993	11	1,309
FSP	216	40	1993	86	10,237
TOTALS	3,174			2,754	327,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,754	110.4768	153.56	422,904	1990	1990	0	0	0	22.48	77.52

1 SNGL FAM 100% - 2006 Heated Area: 2334 HX Base Yr 2006



86479 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		327,835
TOTAL MARKET OB/XF VALUE		6,245
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		584,080
SOH/AGL Deduction		239,771
ASSESSED VALUE		344,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,898
TOTAL JUST VALUE		584,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,315

16X16 WD CRPT IS BOAT COVER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25770	REPAIR/RRF	13,690	03/01/2012
6168	NEW CONSTR	116,832	12/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0113	2/01/2005	WD	Q	I		440,000
GRANTOR: JOHNSTON JANICE						
GRANTEE: MCDONOUGH JOHN P &						
0565/0386	3/14/1989	WD	Q	V		52,000
GRANTOR: SID HIGGINBOTHAM BLD						
GRANTEE: JOHNSTON DUELL & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W55 S18 W12 S18 E12 S3 E12 N3 E1 N2
E12 N5 E6 S6 S8 E24 N43 $
FGR=[YR=1993;ORIG=-67,36] S26 E24 N23 W12 N3 W12 $
FSP=[YR=1993;ORIG=-55,0] W12 S18 E12 N18 $
FOP=[YR=1993;ORIG=-30,34] S1 E6 N6 W6 S5 $
.

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	1242	WD DECK A	0	100	0	0	355.00	SF	10.00	10.00	100	1990	1990	3	20	710	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
5	0300	BOAT DCK W	0	100	0	0	260.00	SF	40.00	40.00	100	1998	1998	3	24	2,496	
9	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2007	2007	3	24	799	

LAND DESCRIPTION

TOTAL OB/XF 6,245

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 06/07/2024 BY KWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS