

LOT 4
IN OR 2070/1750
MEADOWFIELD BLUFFS PB 5/105

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-1330-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	2.5 100	
Frame	02	WOOD FRAME 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
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	1,700	100	1993	1,700	194,863
BAS	646	100	1996	646	74,048
FGR	536	55	1993	295	33,814
FOP	192	30	1993	58	6,649
FSP	171	40	2013	68	7,795
FUS	1,172	100	1993	1,172	134,341

TOTALS 4,417 3,939 451,510

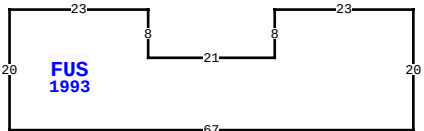
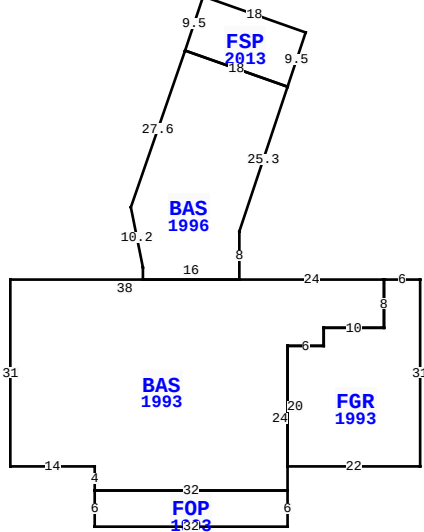
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
3	0300	BOAT DCK W	0 100	0	0	308.00	SF	40.00	40.00	100	1992	1992	3	20	2,464	
5	0920	CWALL-WD/M	0 100	0	0	98.00	LF	390.00	390.00	100	1998	1998	3	20	7,644	
6	0300	BOAT DCK W	0 100	0	0	662.00	SF	40.00	40.00	100	2001	2001	3	27	7,150	
7	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2001	2001	3	20	500	
9	0754	FOP	0 100	14	11	154.00	SF	15.00	15.00	100	2001	2001	3	20	462	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,939	111.6045	155.13	611,057	1987	1987	0	0	0	26.11	73.89	
1 SNGL FAM 100% - 2018				Heated Area: 3518				HX Base Yr 2018					



86475 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/22/2026 KW

NASSAU COUNTY PROPERTY													PAGE 1 of 2		4
VALUATION SUMMARY													STANDARD		
VALUATION BY													Tax Group: 4		
													Tax Dist:		
BUILDING MARKET VALUE													540,393		
TOTAL MARKET OB/XF VALUE													19,380		
TOTAL LAND VALUE - MARKET													250,000		
TOTAL MARKET VALUE													809,773		
SOH/AGL Deduction													297,526		
ASSESSED VALUE													512,247		
TOTAL EXEMPTION VALUE													51,411		
BASE TAXABLE VALUE													460,836		
TOTAL JUST VALUE													809,773		
NCON VALUE													0		
INCOME VALUE															
PREVIOUS YEAR MKT VALUE													795,524		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003523	REMODEL	57,000	04/21/2017
B017959	REMODEL	14,435	02/01/2001
95-02294	ADDITION	32,680	10/01/1995
3655	NEW CONSTR	66,300	01/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1750	9/09/2016	WD	Q	I	01	560,000
GRANTOR: HORTON OLIVER R & SAN						
GRANTEE: OHANESIAN DIANA L &						
0552/1153	9/21/1988	WD	Q	I		149,500
GRANTOR: SID HIGGINBOTHAM						
GRANTEE: HORTON OLIVER R						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W6 BAS=[YR=1993] W24 BAS=[YR=1996] N8 R8 U24
FSP=[YR=2013] U9 R3 L17 U6 D9 L3 D6 R17 \$ U6 L17
D26 L9 D10 R2 S2 E16\$ W38 S31 E14 S4 FOP=[YR=1993] S6 E32
N6 W32\$ E32 N24 E6 N3 E10 N8\$ S8 W10 S3 W6 S20 E22 N31\$ PTR=
E15 FUS=[YR=1993] E23 S8 E21 N8 E23 S20 W67 N20\$ W15\$.

LOT 4
IN OR 2070/1750
MEADOWFIELD BLUFFS PB 5/105

OHANESIAN DIANA L & RICHARD J
86475 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-1330-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
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	675	100	2001	675	79,465
FOP	216	30	2001	65	7,652
FOP	50	30	2013	15	1,766
TOTALS	941			755	88,883

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	755	127.0500	133.40	100,717	2001	2001	0	0	0	11.75	88.25	
2 SINGLE FAM 100% - 2018 Heated Area: 675 HX Base Yr 2018													
27 8 27 25 27 FOP 2001 BAS 2001 FOP 2013 8 13 10 5 2													