

LOT 5
IN OR 834 PG 665
MEADOWFIELD BLUFFS PB 5/105

DOW RICHARD SR & DEBRA
86467 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2026

38-2N-27-1330-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,731	100	1993	1,731	231,036
FGR	450	55	1993	248	33,100
FOP	94	30	1993	28	3,737
FOP	180	30	1993	54	7,207
FST	50	55	1993	28	3,737
UCP	480	20	2024	96	12,813

TOTALS 2,985 2,185 291,630

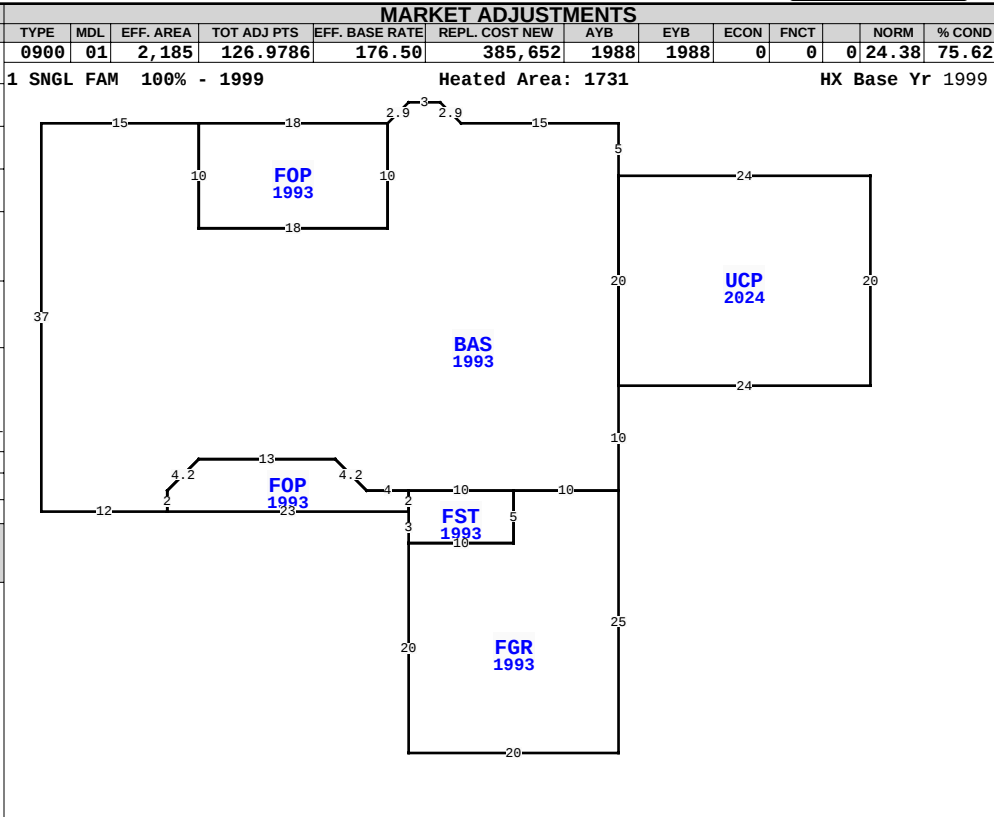
EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
3	0300	BOAT DCK W	0	100	0	0	288.00	SF	40.00	40.00	100	1992	1992	3	20	2,304	
4	0860	POOL/SPA	0	100	18	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
6	0911	SCRN RM A	0	100	33	40	1,306.00	SF	18.00	18.00	100	1994	1994	3	20	4,702	
9	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00	390.00	100	1998	1998	3	20	8,190	
10	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2012	2012	3	60	10,080	
12	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3	20	300	

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							

REVIEW DATE 06/03/2024 BY KW



86467 MEADOWFIELD BLUFFS RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 70,176

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							

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		291,630
TOTAL MARKET OB/XF VALUE		70,176
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		611,806
SOH/AGL Deduction		294,775
ASSESSED VALUE		317,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,620
TOTAL JUST VALUE		611,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-1877	REPLACE (20) WIND	17,680	02/15/2024
B26034	GARAGE (24X20)	18,931	05/01/2012
B1373	ADDITION	6,200	10/01/1994
94-01244	SWIM POOL	12,975	08/01/1994
4818	NEW CONSTR	73,764	04/13/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
0834/0665	5/18/1998	WD Q I	
GRANTOR: JONES JAMES A & SANDR		SALE PRICE	
GRANTEE: DOW RICHARD SR & DE		165,000	
0547/1146		7/15/1988	WD Q I
GRANTOR: SID HIGGINBOTHAM		130,300	
GRANTEE: JONES JAMES A &			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=0,0] W15 U2L2 W3 D2L2 S10 W18 N10 W15 S37			
E12 N2 U3R3 E13 D3R3 E4 E10 E10 N10 N20 N5 \$			
FGR=[YR=1993;ORIG=-20,40] S20 E20 N25 W10 S5 W10 \$			
FOP=[YR=1993;ORIG=-22,0] W18 S10 E18 N10 \$			
FOP=[YR=1993;ORIG=-43,37] E23 N2 W4 U3L3 W13 D3L3 S2 \$			
FST=[YR=1993;ORIG=-20,37] S3 E10 N5 W10 S2 \$			
UCP=[YR=2024;ORIG=0,5] E24 S20 W24 N20 \$			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=0,0] W15 U2L2 W3 D2L2 S10 W18 N10 W15 S37			
E12 N2 U3R3 E13 D3R3 E4 E10 E10 N10 N20 N5 \$			
FGR=[YR=1993;ORIG=-20,40] S20 E20 N25 W10 S5 W10 \$			
FOP=[YR=1993;ORIG=-22,0] W18 S10 E18 N10 \$			
FOP=[YR=1993;ORIG=-43,37] E23 N2 W4 U3L3 W13 D3L3 S2 \$			
FST=[YR=1993;ORIG=-20,37] S3 E10 N5 W10 S2 \$			
UCP=[YR=2024;ORIG=0,5] E24 S20 W24 N20 \$			

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