LOT 6
IN OR 1000/1662
MEADOWFIELD BLUFFS PB 5/105

SCOTT CHRISTINE M
86465 MEADOWFIELD BLUFF ROAD
YULEE, FL 32097

2026

38-2N-27-1330-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

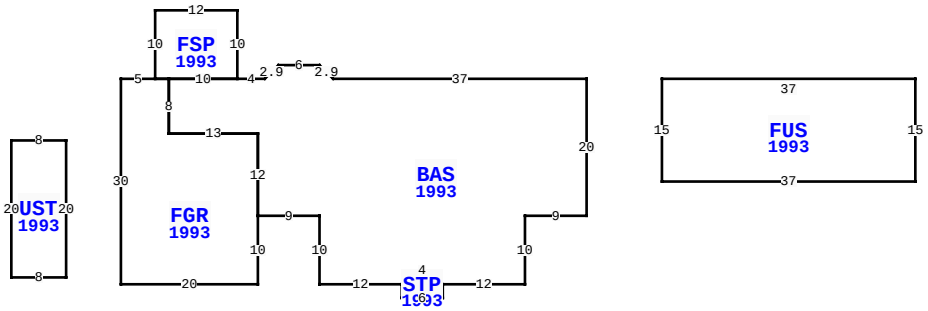
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,372	100	1993	1,372	186,204
FGR	496	55	1993	273	37,051
FSP	120	40	1993	48	6,514
FUS	555	100	1993	555	75,323
STP	20	10	1993	2	271
UST	160	45	1993	72	9,772
TOTALS	2,723			2,322	315,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	116.5857	162.05	376,280	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM 100% - 2002 Heated Area: 1927 HX Base Yr 2002



86465 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		315,134
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		577,834
SOH/AGL Deduction		253,787
ASSESSED VALUE		324,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,636
TOTAL JUST VALUE		577,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5307	NEW CONSTR	3,135	08/19/1988
2686	H/AC	3,150	08/17/1988
3136	NEW CONSTR	4,200	07/20/1988
5028	NEW CONSTR	61,315	07/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/1662	8/02/2001	TD	Q	I		240,000
GRANTOR: HIRST NEAL A & DEE CO						
GRANTEE: SCOTT CHRISTINE M						
0884/0349	5/21/1999	WD	Q	I		235,000
GRANTOR: GRAHAM NANCY C						
GRANTEE: HIRST NEAL A & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W37 U2L2 W6 D2L2 W4 W10 S8 E13 S12 E9 S10 E12 E1 N2 E4 S2 E1 E12 N10 E9 N20 $
FUS=[YR=1993;ORIG=11,0] E37 S15 W37 N15 $
FGR=[YR=1993;ORIG=-63,0] W5 S30 E20 N10 N12 W13 N8 W2 $
UST=[YR=1993;ORIG=-84,29] N20 E8 S20 W8 $
FSP=[YR=1993;ORIG=-51,0] N10 W12 S10 E2 E10 $
STP=[YR=1993;ORIG=-27,30] S2 E6 N2 W1 N2 W4 S2 W1 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] N15 S15 $
.

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
3	0300	BOAT DCK W	0	100	0	0	245.00	SF	40.00	40.00	100	1990	2000	3	26	2,548	
6	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2025	2020		82	1,509	
7	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00	26.00	100	2025	2020		87	4,343	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2020		82	1,230	
9	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2025	2020		82	3,070	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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 01/24/2025 BY KWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS