LOT 7
MEADOWFIELD BLUFFS PB 5/105

CLEMMONS KURTLEE AYERS
86451 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

**2026**

**38-2N-27-1330-0007-0000**

## 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 | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

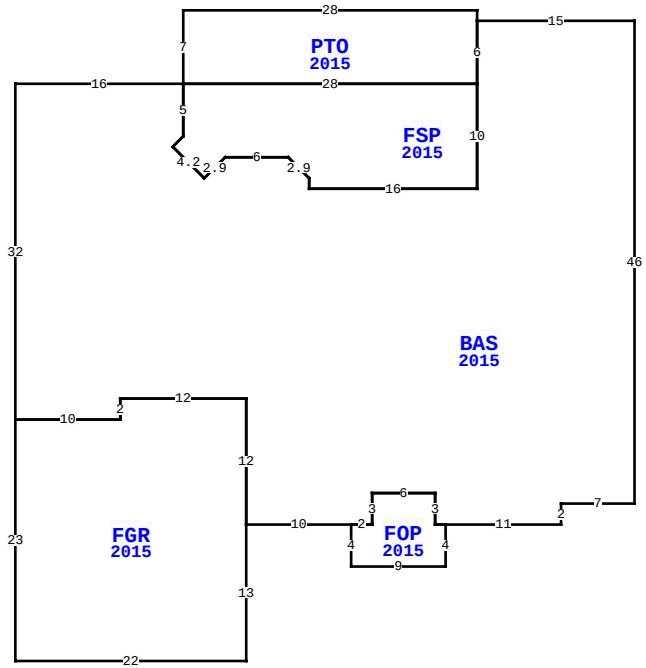
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,041 | 100 | 2015 | 2,041 | 304,279 |
| FGR | 530 | 55 | 2015 | 292 | 43,533 |
| FOP | 54 | 30 | 2015 | 16 | 2,385 |
| FSP | 251 | 40 | 2015 | 100 | 14,908 |
| PTO | 196 | 5 | 2015 | 10 | 1,491 |
| TOTALS | 3,072 | | | 2,459 | 366,596 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,459 | 112.8960 | 156.93 | 385,891 | 2015 | 2015 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SNGL FAM 0% - 2026 Heated Area: 2041 HX Base Yr




86451 MEADOWFIELD BLUFFS RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 366,596 |
| TOTAL MARKET OB/XF VALUE | 8,729 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 625,325 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 625,325 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 625,325 |
| TOTAL JUST VALUE | 625,325 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 587,428 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530382 | CO ISSUED | 0 | 10/27/2015 |
| B1530382 | NEW CONSTR | 262,761 | 05/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2856/1011 | 3/20/2026 | WD | U | I | 16 | 425,000 |
| GRANTOR: CLEMMONS CHARLES H | | | | | | |
| GRANTEE: CLEMMONS KURTLEE AY | | | | | | |
| 2814/1011 | 9/09/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: CLEMMONS MARY EST | | | | | | |
| GRANTEE: CLEMMONS KURTLEE AY | | | | | | |

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2015 | 2015 | 3 | 96 | 3,360 | |
| 3 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 16.00 | LF | 115.00 | 115.00 | 100 | 2025 | 2018 | | 74 | 1,362 | |
| 4 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2025 | 2018 | | 74 | 1,480 | |
| 5 | 0303 | FLT DOCK W | 0 | 0 | 10 | 12 | 120.00 | SF | 26.00 | 26.00 | 100 | 2025 | 2018 | | 81 | 2,527 | |

## BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W15 S6 S10 W16 N1 U2L2 W6 D2L2 U3L3 U1R1 N5 W16 S32 E10 N2 E12 S12 E10 E2 N3 E6 S3 E1 E11 N2 E7 N46 $
FGR=[YR=2015;ORIG=-59,38] S23 E22 N13 N12 W12 S2 W10 $
FSP=[YR=2015;ORIG=-43,6] S5 D1L1 D3R3 U2R2 E6 D2R2 S1 E16 N10 W28 $
PTO=[YR=2015;ORIG=-15,-1] W28 S7 E28 N6 N1 $
FOP=[YR=2015;ORIG=-27,48] S4 E9 N4 W1 N3 W6 S3 W2 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,729

| 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 | 0 | 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