LOTS 10 & 11
IN OR 774/715
MEADOWFIELD BLUFFS PB 5/105

GEIGER CHARLES H/GEIGER DODIMEAD ELVIA L
86423 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2026

38-2N-27-1330-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

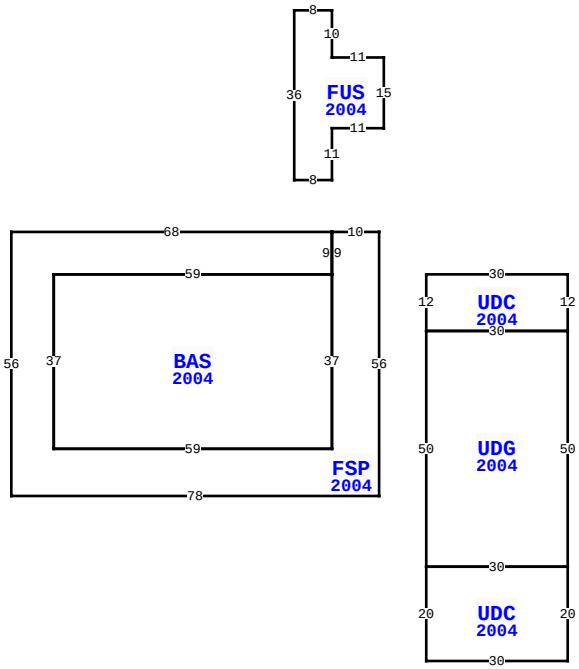
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,183	100	2004	2,183	275,491
FSP	2,185	40	2004	874	110,298
FUS	453	100	2004	453	57,168
UDC	360	25	2004	90	11,358
UDC	600	25	2004	150	18,930
UDG	1,500	55	2004	825	104,114
TOTALS	7,281			4,575	577,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,575	106.3734	147.86	676,460	2004	2004	0	0	0	14.65	85.35

1 SNGL FAM 100% - 2005 Heated Area: 2636 HX Base Yr 2005



86423 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		577,359
TOTAL MARKET OB/XF VALUE		10,591
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,012,950
SOH/AGL Deduction		452,049
ASSESSED VALUE		560,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		509,490
TOTAL JUST VALUE		1,012,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		947,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209836	NEW CONSTR	188,836	06/01/2002
B0209837	GARAGE	585,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/0715	10/18/1996	WD	U	V	09	45,000

GRANTOR: MEADOWFIELD BLUFFS IN
GRANTEE: GEIGER CHARLES H &

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	0300	BOAT DCK W	0	100	0	0	291.00	SF	40.00	40.00	100	1999	1999	3	25	2,910	
2	0311	WD GANG WY	0	100	0	0	13.00	SF	45.00	45.00	100	1999	1999	3	20	117	
3	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1999	1999	3	25	1,040	
4	0350	CARPORT WD	0	100	46	11	506.00	SF	13.00	13.00	100	1999	1999	3	20	1,316	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	1,720	
6	1242	WD DECK A	0	100	315	4	1,260.00	SF	10.00	10.00	100	1999	1999	3	20	2,520	
7	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2006	2006	3	22	968	

BUILDING DIMENSIONS

FSP=[YR=2004;ORIG=0,0] N9 W68 S56 E78 N56 W10 S9 S37 W59 N37 E59 $
BAS=[YR=2004;ORIG=0,0] W59 S37 E59 N37 $
UDG=[YR=2004;ORIG=50,12] S50 W30 N50 E30 $
UDC=[YR=2004;ORIG=50,62] S20 W30 N20 E30 $
FUS=[YR=2004;ORIG=0,-20] N11 E11 N15 W11 N10 W8 S36 E8 $
UDC=[YR=2004;ORIG=20,0] E30 S12 W30 N12 $
PTR=[ORIG=0,0] N20 S20 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,591

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	2.00	LT		1.00	1.00	0.85	250,000.00	212,500.00	425,000							

REVIEW DATE 12/28/2022 BY NWA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS