LOT 48
MEADOWFIELD BLUFFS PB 5/105

STEVENS KENNETH & YVETTE L/E/
86053 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097-8414

2026

38-2N-27-1330-0048-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

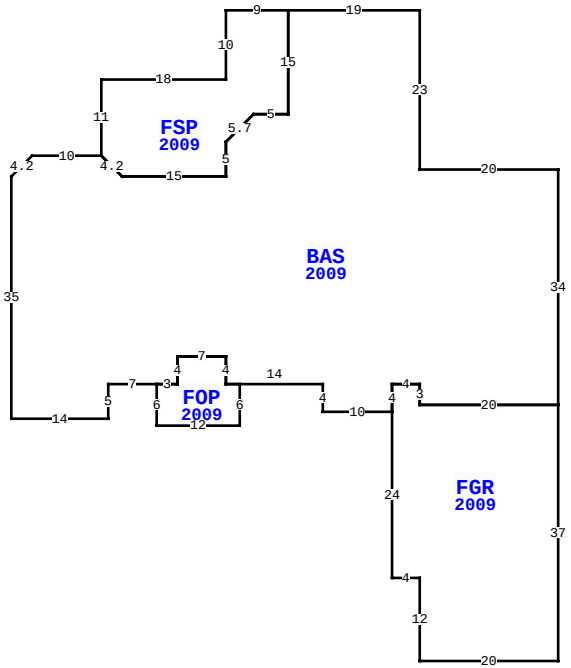
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,100	100	2009	3,100	433,818
FGR	852	55	2009	469	65,633
FOP	100	30	2009	30	4,198
FSP	391	40	2009	156	21,831
TOTALS	4,443			3,755	525,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,755	109.4310	152.11	571,173	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2010 Heated Area: 3100 HX Base Yr 2010



86053 MEADOWFIELD BLUFFS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		525,479
TOTAL MARKET OB/XF VALUE		22,048
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		797,527
SOH/AGL Deduction		255,156
ASSESSED VALUE		542,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		490,960
TOTAL JUST VALUE		797,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		802,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008064	SOLAR	24,000	09/02/2020
B26471	ADDITION	14,480	09/03/2012
B25510	CARPORT	10,438	01/01/2012
C22012	CO ISSUED	0	07/08/2009
M14359	MECH OTHER	0	01/01/2009
R11734	REPAIR/RRF	10,000	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/151	7/12/2023	WD	U	I	11	100
GRANTOR: STEVENS KENNETH & YVE						
GRANTEE: PORTER IRIVELISSE S						
1583/0486	8/29/2008	TD	Q	I		380,000
GRANTOR: ROBBINS DAVID K & VIC						
GRANTEE: STEVENS KENNETH & Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 N23 W19 FSP=[YR=2009] W9 S10 W18 S11 D3 R3 E15 N5 U4 R4 E5 N15$ S15 W5 D4 L4 S5 W15 U3 L3 W10 D3 L3 S35 E14 N5 E7 FOP=[YR=2009] S6 E12 N6 W2 N4 W7 S4 W3$ E3 N4 E7 S4 E14 S4 E10 FGR=[YR=2009] S24 E4 S12 E20 N37 W20 N3 W4 S4$ N4 E4 S3 E20 N34$.

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	241	4	964.00	SF	40.00	40.00	100	2008	2008	3	44	16,966	
2	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2008	2008	3	27	562	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	
12	0351	CARPORT MT	0	100	18	30	540.00	SF	10.00	10.00	100	2013	2013	3	50	2,700	

LAND DESCRIPTION

TOTAL OB/XF 22,048

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS