LOT 34
IN OR 1654/413
MEADOWFIELD #3 PB 6/321-323

PITTS TERRANCE
86054 MEADOWOAK CT
YULEE, FL 32097-6431

2026

38-2N-27-1332-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

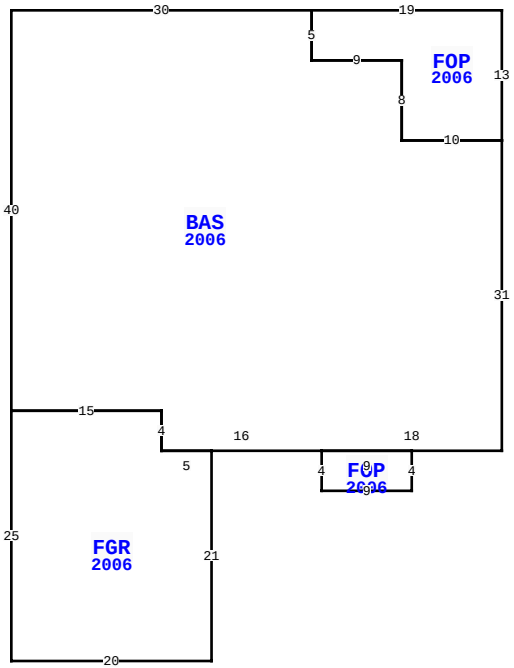
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2006	1,921	224,250
FGR	480	55	2006	264	30,818
FOP	36	30	2006	11	1,284
FOP	175	30	2006	52	6,070
TOTALS	2,612			2,248	262,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	122.8430	128.99	289,970	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2011 Heated Area: 1921 HX Base Yr 2011



86054 MEADOWOAK CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,423
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		327,423
SOH/AGL Deduction		154,867
ASSESSED VALUE		172,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,145
TOTAL JUST VALUE		327,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16742	ELEC OTHER	2,000	02/01/2006
M11133	TANKS/BLRS	0	02/01/2006
C16808	CO ISSUED	199,940	12/01/2005
R08707	REPAIR/RRF	5,070	12/01/2005
B16808	NEW CONSTR	199,940	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1654/0413	11/24/2009	WD	Q	I	01	170,000
GRANTOR: HUSSAIN MOHAMED I & S						
GRANTEE: PITTS TERRANCE						
1428/0836	7/17/2006	WD	Q	I		243,400
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: HUSSAIN MOHAMED I &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W19 BAS=[YR=2006] W30 S40 FGR=[YR=2006] S25 E20 N21 W5 N4 W15$ E15 S4 E16 FOP=[YR=2006] S4 E9 N4 W9 $ E18 N31 W10 N8 W9 N5$ S5 E9 S8 E10 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS