

MORRIS DAVID
86037 MEADOWOAK COURT
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall		16	WD FR STUC 100		0100		MDL	01	2,232	TOT ADJ PTS		123.9700		EFF. BASE RATE		130.17		REPL. COST NEW		290,539		2006		2006		ECON		0		FNCT		0		0		9.50		90.50	
Roof Structur		08	IRREGULAR 100		1		SINGLE FAM		100% - 2011		Heated Area: 1886		HX Base Yr 2011																										
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			3 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		00	0 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		4045.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,886	100	2006	1,886	222,178																																		
FGR	474	55	2006	261	30,746																																		
FOP	128	30	2006	38	4,476																																		
FOP	156	30	2006	47	5,537																																		
TOTALS		2,644			2,232	262,938																																	
EXTRA FEATURES					86037 MEADOWOAK CT, YULEE					BLD DATE 03/03/2023 NW					LGL DATE 04/14/2026 MLU																								
										XF DATE					LAND DATE																								
										INC DATE					AG DATE																								
L N	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080																								