

LOT 39
CONSERVATION ESMT PT 1154/655
MEADOWFIELD #3 PB 6/321-323

POTTS CHAD/FERRIBY MONICA
86616 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0039-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
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			04
NEIGHBORHOOD/LOC	4045.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	2005	1,689	205,988
DCX	160	15	2005	24	2,927
FGR	399	55	2005	219	26,709
FOP	57	30	2005	17	2,073
FSP	250	40	2005	100	12,196
STR	28	10	2005	3	366
TOTALS	2,583			2,052	250,259

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,052	125.0970	131.35	269,530	2005	2010	0	0	7.15	92.85

1 SINGLE FAM

100% - 2025

Heated Area: 1689

HX Base Yr 2025

25

16

4

7

4

3

6

10

25

8

12

2

10

2

24

17

5

2

2.9

3

2

7

5

19

21

9

7

10

25

10

10

32

FSP

2005

DCX

2005

STR

2005

BAS

2005

FOP

2005

FGR

2005

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/14/2026

ML