LOT 49
MEADOWFIELD #3 PB 6/321-323

CRUZ FREDDIE JR
86467 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

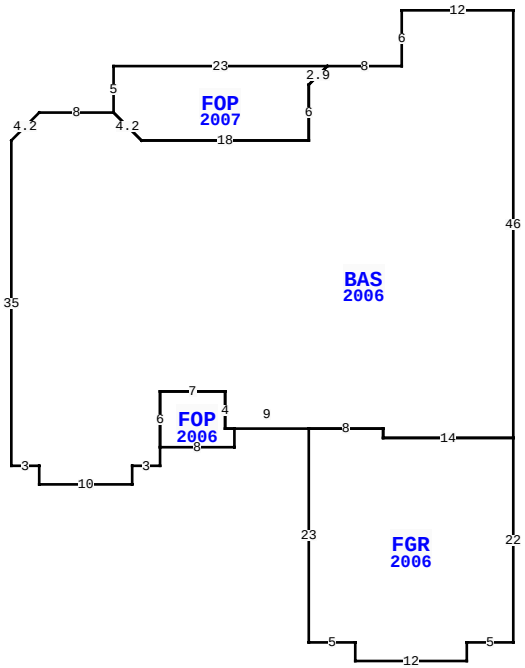
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,023	100	2006	2,023	245,543
FGR	516	55	2006	284	34,470
FOP	44	30	2006	13	1,578
FOP	166	30	2007	50	6,069
TOTALS	2,749			2,370	287,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	127.2383	133.60	316,632	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2007 Heated Area: 2023 HX Base Yr 2007



86467 MEADOWWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,660
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,740
SOH/AGL Deduction		100,437
ASSESSED VALUE		255,303
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,892
TOTAL JUST VALUE		355,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16140	ELEC OTHER	2,000	11/01/2005
M10519	MECH OTHER	0	10/01/2005
P09915	OTHER	0	08/01/2005
C0515475	CO ISSUED	149,532	06/01/2005
R0507804	REPAIR/RRF	1,500	06/01/2005
B0515475	NEW CONSTR	149,532	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/361	12/01/2023	QC	U	I	11	100
GRANTOR: CRUZ FREDDIE						
GRANTEE: CRUZ FREDDIE JR						
2105/1623	2/23/2017	WD	U	I	11	100
GRANTOR: CRUZ FREDDIE & JENNIF						
GRANTEE: CRUZ FREDDIE & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 S6 W8 FOP=[YR=2007] W23 S5 D3 R3 E18 N6 R2 U2 $ D2 L2 S6 W18 L3 U3 W8 D3 L3 S35 E3 S2 E10 N2 E3 N2 FOP=[YR=2006] E8 N2 W1 N4 W7 S6$ N6 E7 S4 E9 FGR=[YR=2006] S23 E5 S2 E12 N2 E5 N22 W14 N1 W8$ E8 S1 E14 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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