LOT 54
IN OR 1408/1330
MEADOWFIELD #3 PB 6/321-323

CHIN RAYMOND
118 YALE STREET
SAN FRANCISCO, CA 94134

2026

38-2N-27-1332-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

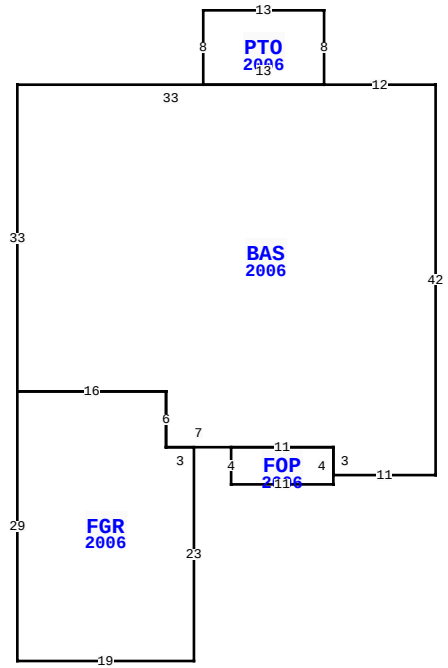
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,692	100	2006	1,692	201,002
FGR	533	55	2006	293	34,807
FOP	44	30	2006	13	1,544
PTO	104	5	2006	5	594
TOTALS	2,373			2,003	237,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	124.5335	130.76	261,912	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 0 Heated Area: 1692 HX Base Yr



86383 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	237,947
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	302,947
SOH/AGL Deduction	0
ASSESSED VALUE	302,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,947
TOTAL JUST VALUE	302,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16307	ELEC OTHER	2,000	12/01/2005
M10726	MECH OTHER	0	12/01/2005
P10463	OTHER	0	12/01/2005
C16644	CO ISSUED	169,365	11/01/2005
B16644	NEW CONSTR	169,365	11/01/2005
R08602	REPAIR/RRF	4,550	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1330	5/01/2006	WD	Q	I		211,400
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: CHIN RAYMOND						
1264/0295	10/06/2004	WD	U	V	19	126,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: PROVIDENCE CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 PTO=[YR=2006] N8 W13 S8 E13$ W33 S33 FGR=[YR=2006] S29 E19 N23 W3 N6 W16$ E16 S6 E7 FOP=[YR=2006] S4 E11 N4 W11$ E11 S3 E11 N42$.

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	0	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