LOT 55
IN OR 1490/359
MEADOWFIELD #3 PB 6/321-323

SEIDEL BRAD
86365 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0055-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

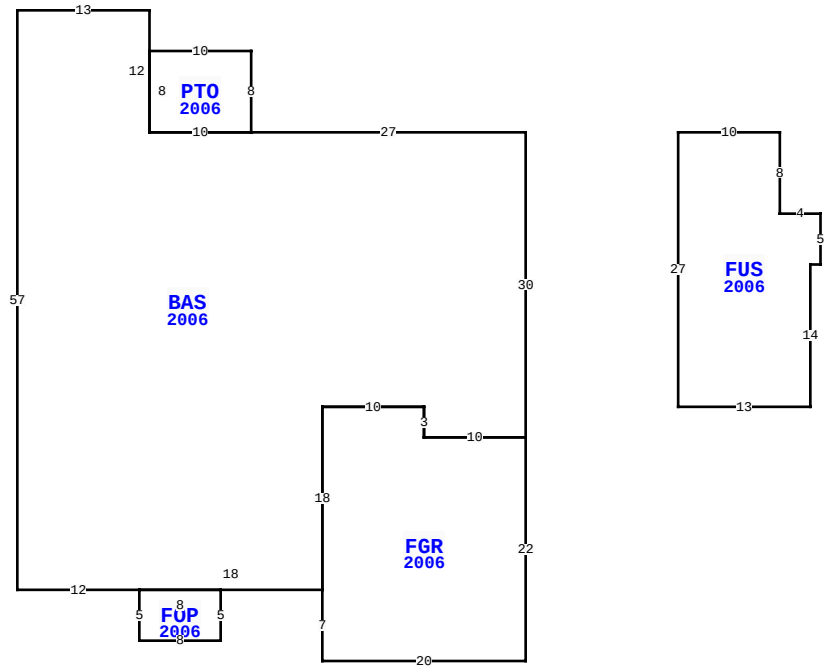
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2006	2,076	244,865
FGR	470	55	2006	258	30,431
FOP	40	30	2006	12	1,415
FUS	332	100	2006	332	39,160
PTO	80	5	2006	4	472
TOTALS	2,998			2,682	316,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	123.6480	129.83	348,204	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2008 Heated Area: 2408 HX Base Yr 2008



86365 MEADOWWOOD DR, 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		316,343
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,343
SOH/AGL Deduction		182,461
ASSESSED VALUE		198,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,471
TOTAL JUST VALUE		381,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700800	REPAIR/RRF	26,000	02/03/2017
E16229	ELEC OTHER	2,000	11/01/2005
M10666	MECH OTHER	0	11/01/2005
P09913	OTHER	0	08/01/2005
C15557	CO ISSUED	170,088	07/01/2005
R07870	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/0359	4/04/2007	WD	Q	I		255,000
GRANTOR: BUDDS CARRIE						
GRANTEE: SEIDEL BRAD						
1407/1823	4/28/2006	WD	Q	I		236,300
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BUDDS CARRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 PTO=[YR=2006] N8 W10 S8 E10$ W10 N12 W13 S57 E12 FOP=[YR=2006] S5 E8 N5 W8$ E18 FGR=[YR=2006] S7 E20 N22 W10 N3 W10 S18$ N18 E10 S3 E10 N30$ PTR= E15 FUS=[YR=2006] E10 S8 E4 S5 W1 S14 W13 N27$ W15$.

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