LOT 59
MEADOWFIELD #3 PB 6/321-323

EFFINGER JAMES M
86299 MEADOWWOOD DRIVE
YULEE, FL 32097

**2026**

**38-2N-27-1332-0059-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 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 | 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

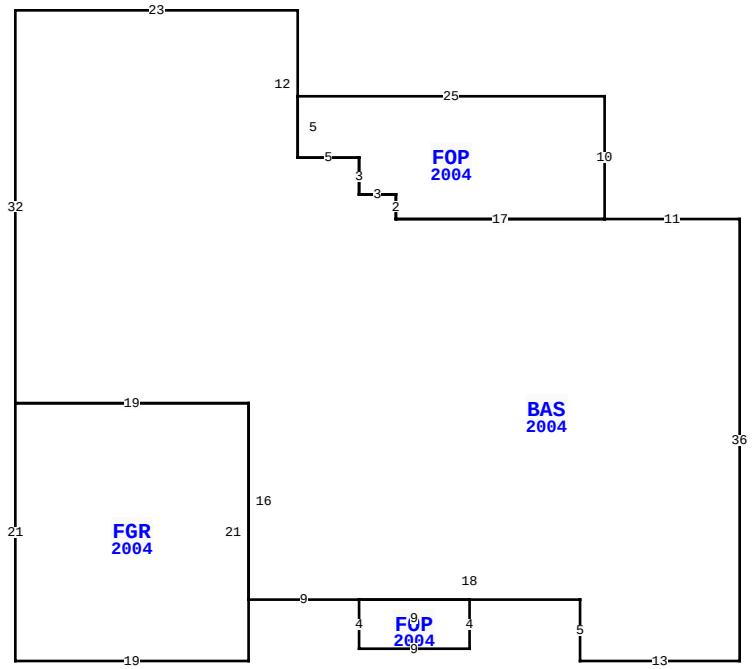
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4045.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,012 | 100 | 2004 | 2,012 | 228,442 |
| FGR | 399 | 55 | 2004 | 219 | 24,865 |
| FOP | 36 | 30 | 2004 | 11 | 1,249 |
| FOP | 219 | 30 | 2004 | 66 | 7,494 |
| TOTALS | 2,666 | | | 2,308 | 262,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,308 | 120.5890 | 126.62 | 292,239 | 2004 | 2004 | 0 | 0 | 0 | 10.33 | 89.67 |

1 SINGLE FAM 100% - 2021 Heated Area: 2012 HX Base Yr 2021




86299 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 | | 262,051 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 327,051 |
| SOH/AGL Deduction | | 68,497 |
| ASSESSED VALUE | | 258,554 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 157,143 |
| TOTAL JUST VALUE | | 327,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,374 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20005886 | REPAIR/RRF | 15,050 | 07/27/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/0928 | 10/21/2020 | WD | Q | I | 01 | 285,000 |
| GRANTOR: HUTCHISON EVA | | | | | | |
| GRANTEE: EFFINGER JAMES M | | | | | | |
| 2297/1645 | 8/08/2019 | FJ | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HUTCHISON EVA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] N10 W25 S5 E5 S3 E3 S2 E17$ W17 N2 W3 N3 W5 N12 W23 S32 FGR=[YR=2004] S21 E19 N21 W19$ E19 S16 E9 FOP=[YR=2004] S4 E9 N4 W9$ E18 S5 E13 N36$ .

## 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