LOT 64
MEADOWFIELD #3 PB 6/321-323

NAGEL ALEXANDER CHRISTIAN & SARAH ELIZABETH
86213 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

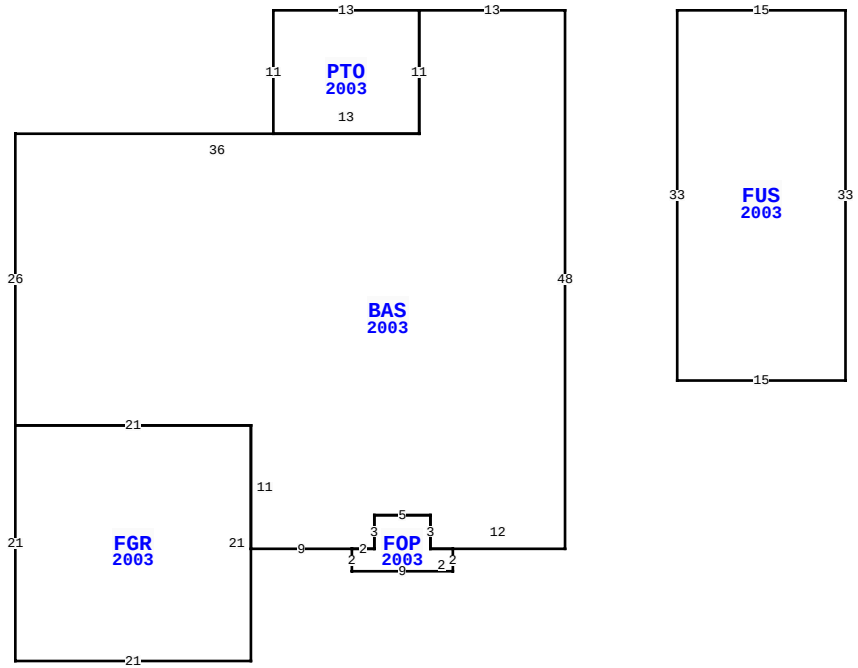
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,710	100	2003	1,710	194,821
FGR	441	55	2003	243	27,685
FOP	33	30	2003	10	1,139
FUS	495	100	2003	495	56,395
PTO	143	5	2003	7	798
TOTALS	2,822			2,465	280,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	121.4400	127.51	314,312	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2026 Heated Area: 2205 HX Base Yr 2026



86213 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		280,838
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		395,838
SOH/AGL Deduction		0
ASSESSED VALUE		395,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,427
TOTAL JUST VALUE		395,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004051	SWIM POOL	50,000	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/649	4/14/2025	WD	Q	I	01	475,000
GRANTOR: BRACKENS KEVIN D & HE						
GRANTEE: NAGEL ALEXANDER CHR						
2234/0973	10/26/2018	WD	Q	I	01	239,000
GRANTOR: CHAMBERLAIN CRAIG & E						
GRANTEE: BRACKENS KEVIN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W36 S26
FGR=[YR=2003] S21 E21 N21 W21$ E21 S11 E9 FOP=[YR=2003] S2
E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$ PTR= E10
FUS=[YR=2003] E15 S33 W15 N33$ W10$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 02/14/2023 BY DMC Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS