LOT 67
MEADOWFIELD #3 PB 6/321-323

FINN SCOTT & SHERRI
86167 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

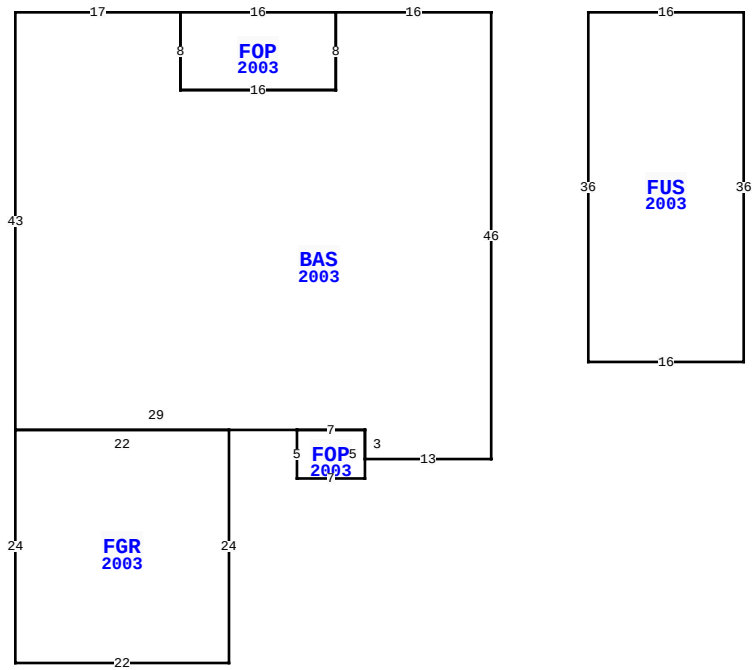
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,018	100	2003	2,018	223,077
FGR	528	55	2003	290	32,058
FOP	35	30	2003	10	1,105
FOP	128	30	2003	38	4,200
FUS	576	100	2003	576	63,673
TOTALS	3,285			2,932	324,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,932	117.8290	123.72	362,747	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 0% - 2026 Heated Area: 2594 HX Base Yr



86167 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	324,114
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	389,114
SOH/AGL Deduction	0
ASSESSED VALUE	389,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,114
TOTAL JUST VALUE	389,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP036331	NEW CONSTR	175,867	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1464	3/04/2025	SW	U	I	11	100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: FINN SCOTT & SHERRI						
2761/777	4/30/2024	QC	U	I	11	100
GRANTOR: NEW AMERICAN FUNDING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] W16 S8 E16 N8$ S8 W16 N8 W17 S43 FGR=[YR=2003] S24 E22 N24 W22$ E29 FOP=[YR=2003] S5 E7 N5 W7$ E7 S3 E13 N46$ PTR=E10 FUS=[YR=2003] E16 S36 W16 N36$ 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

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