

LOT 69
IN OR 2033/1897
MEADOWFIELD #3 PB 6/321-323

EVANS BRENT ALAN/LOPEZ-EVANS DORIS
86127 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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	2,311	100	2003	2,311	261,897
FGR	512	55	2003	282	31,958
FOP	24	30	2003	7	794
FOP	171	30	2003	51	5,780
FUS	476	100	2003	476	53,943
STP	15	10	2007	2	226

TOTALS 3,509 3,129 354,598

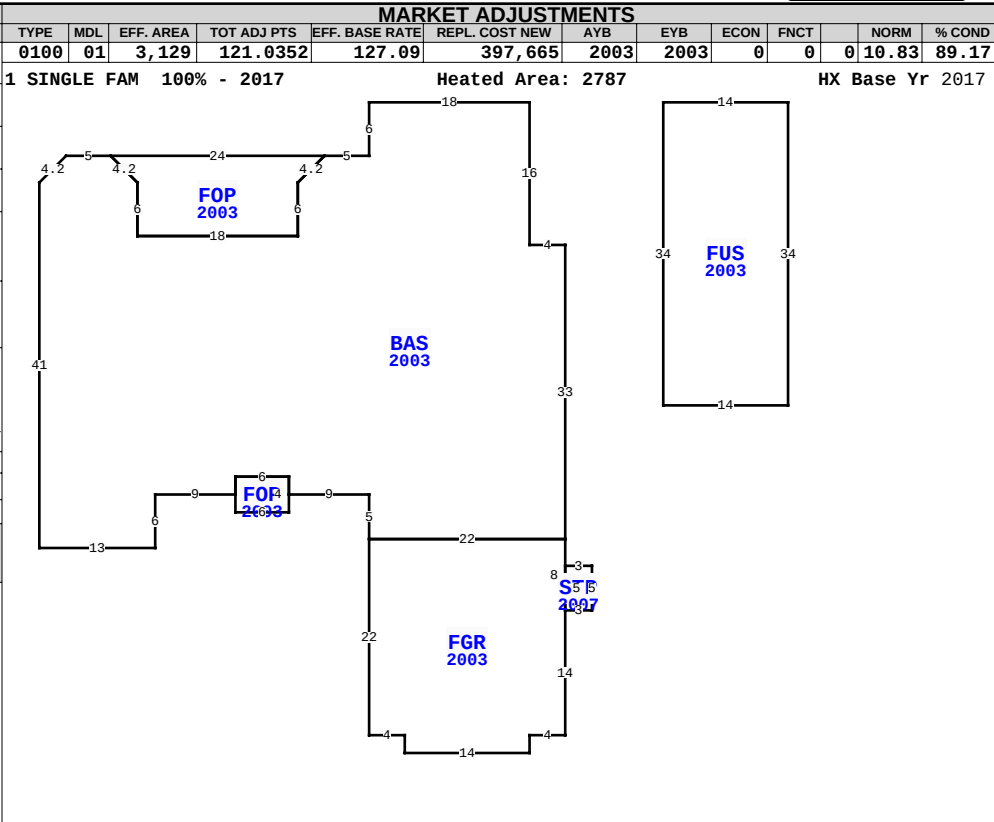
EXTRA FEATURES

L N	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	60,000.00	100	2004	2004	05	85	51,000	
6	1244	WD DECK EX	0	100	0	0	350.00	SF	18.50	100	2004	2004	3	30	1,943	
11	0911	SCRN RM A	0	100	0	0	975.00	SF	18.00	100	2025	2024		97	17,024	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/20/2024 BY KW



86127 MEADOWWOOD DR, YULEE

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE 04/14/2026 MLU

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6	1244	WD DECK EX	0	100	0	0	350.00	SF	18.50	100	2004	2004	3	30	1,943	
11	0911	SCRN RM A	0	100	0	0	975.00	SF	18.00	100	2025	2024		97	17,024	

TOTAL OB/XF 69,967

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,598
TOTAL MARKET OB/XF VALUE		69,967
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		489,565
SOH/AGL Deduction		186,686
ASSESSED VALUE		302,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,468
TOTAL JUST VALUE		489,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014542	SCRN ENCLSR _ 44	9,500	11/13/2023
B22320	REMODEL	50,000	03/01/2009
B12538	SWIM POOL	39,360	03/26/2004

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/1897	3/11/2016	WD	Q	I	01	305,000

GRANTOR: NEWCOMER JOHN PAUL &

GRANTEE: EVANS BRENT ALAN &

1184/1906 10/30/2003 WD Q I 213,400

GRANTOR: MATTAMY (JACKSONVILLE

GRANTEE: NEWCOMER JOHN P & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 S6 W5 FOP=[YR=2003] W24 D3 R3 S6 E18 N6 R3 U3 \$ D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S41 E13 N6 E9 FOP=[YR=2003] S2 E6 N4 W6 S2\$ N2 E6 S2 E9 S5 FGR=[YR=2003] S22 E4 S2 E14 N2 E4 N14 STP=[YR=2007] E3 N5 W3 S5\$ N8 W22\$ E22 N33 W4 N16\$ PTR= E15 FUS=[YR=2003] E14 S34 W14 N34\$ W15\$

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