LOT 70
MEADOWFIELD #3 PB 6/321-323

DUTKIEWICZ RANDALL K & JESSICA L
86115 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0070-0000

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	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
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

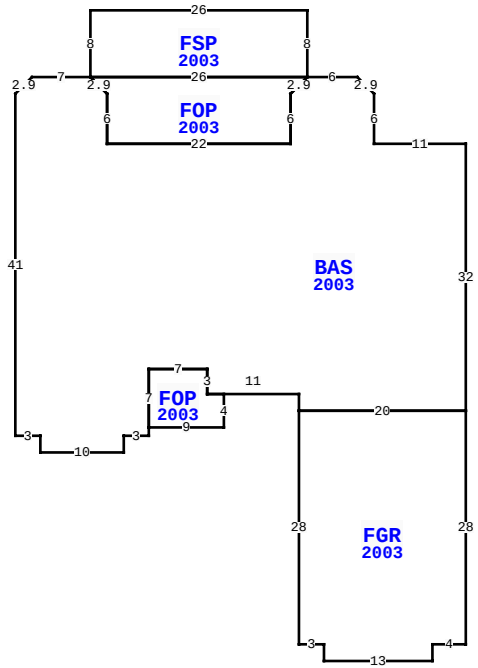
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2003	1,899	219,255
FGR	586	55	2003	322	37,178
FOP	57	30	2003	17	1,963
FOP	180	30	2003	54	6,235
FSP	208	40	2003	83	9,583
TOTALS	2,930			2,375	274,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	123.0684	129.22	306,898	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2025 Heated Area: 1899 HX Base Yr 2025



86115 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		274,213
TOTAL MARKET OB/XF VALUE		4,361
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,574
SOH/AGL Deduction		0
ASSESSED VALUE		343,574
TOTAL EXEMPTION VALUE	HX HB DX VX	61,411
BASE TAXABLE VALUE		282,163
TOTAL JUST VALUE		343,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311189	NEW CONSTR	146,000	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1176	3/08/2024	WD	Q	I	01	409,000
GRANTOR: GRANT DAWN M						
GRANTEE: DUTKIEWICZ RANDALL						
2408/1529	10/20/2020	QC	U	I	11	100
GRANTOR: MULLER JAMES						
GRANTEE: GRANT DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 N6 L2 U2 W6 FSP=[YR=2003] N8 W26 S8
FOP=[YR=2003] D2 R2 S6 E22 N6 R2 U2 W26$ E26 $ D2 L2 S6
W22 N6 L2 U2 W7 D2 L2 S41 E3 S2 E10 N2 E3 N1
FOP=[YR=2003] E9 N4 W2 N3 W7 S7$ N7 E7 S3 E11 S2
FGR=[YR=2003] S28 E3 S2 E13 N2 E4 N28 W20$ E20 N32$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	1242	WD DECK A	0	100	0	0	308.00	SF	10.00	10.00	100	2012	2012	3	45	1,386	

LAND DESCRIPTION

TOTAL OB/XF 4,361

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS