LOT 71
IN OR 1161/1632
MEADOWFIELD #3 PB 6/321-323

MIZERAS BRADLEY S & YVONNE R
86099 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0071-0000

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	11	CLAY TILE 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

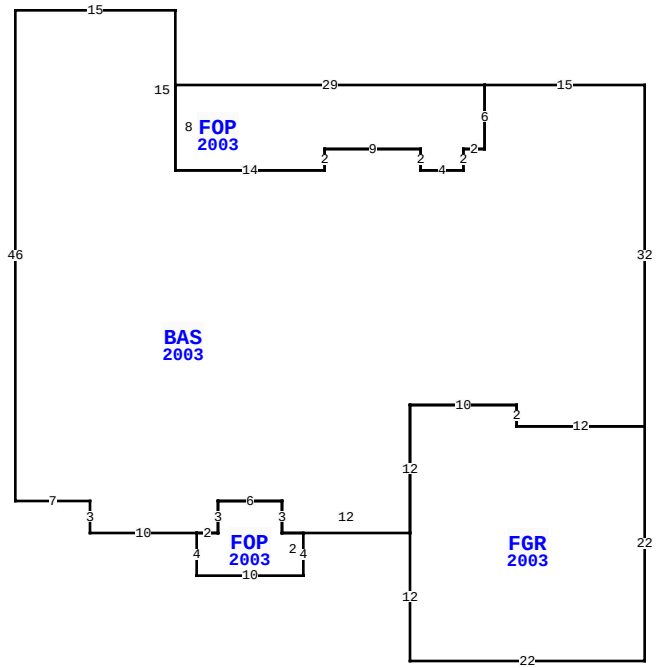
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2003	2,094	240,050
FGR	504	55	2003	277	31,754
FOP	58	30	2003	17	1,949
FOP	210	30	2003	63	7,222
TOTALS	2,866			2,451	280,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	122.4336	128.56	315,101	2003	2003	0	0	0	10.83	89.17

1 SINGLE FAM 100% - 2004 Heated Area: 2094 HX Base Yr 2004



86099 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		345,976
SOH/AGL Deduction		168,956
ASSESSED VALUE		177,020
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		120,609
TOTAL JUST VALUE		345,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002998	REPAIR/RRF	28,733	05/18/2020
BO310913	NEW CONSTR	153,946	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/1632	8/13/2003	WD	Q	I		165,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: MIZERAS BRADLEY S &						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] W29 S8 E14 N2 E9 S2 E4 N2 E2 N6$ S6 W2 S2 W4 N2 W9 S2 W14 N15 W15 S46 E7 S3 E10
FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12
FGR=[YR=2003] S12 E22 N22 W12 N2 W10 S12$ N12 E10 S2 E12 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

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