LOT 72
MEADOWFIELD #3 PB 6/321-323

GRAVES FRANKLIN SR & CYNTHIA REVOCABLE TRUST/GRAVE
86083 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

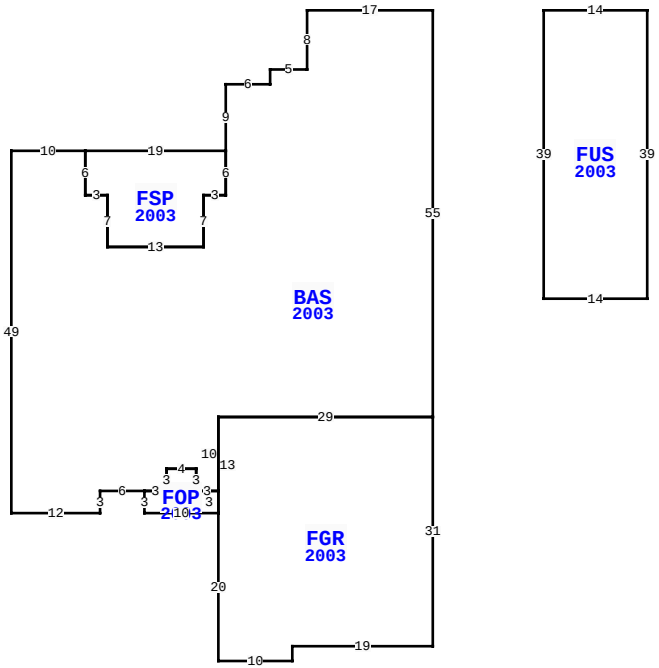
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100	2003	2,583	284,554
FGR	919	55	2003	505	55,633
FOP	42	30	2003	13	1,432
FSP	205	40	2003	82	9,034
FUS	546	100	2003	546	60,150
TOTALS	4,295			3,729	410,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,729	117.8865	123.78	461,576	2003	2003	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2007 Heated Area: 3129 HX Base Yr 2007



86083 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		410,803
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		475,803
SOH/AGL Deduction		226,049
ASSESSED VALUE		249,754
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		143,343
TOTAL JUST VALUE		475,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311035	NEW CONSTR	225,188	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1365	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN R & C						
GRANTEE: GRAVES FRANKLIN R S						
2496/1341	9/08/2021	QC	U	I	11	100
GRANTOR: GRAVES FRANKLIN SR &						
GRANTEE: GRAVES FRANKLIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S8 W5 S2 W6 S9 FSP=[YR=2003] W19 S6 E3 S7 E13 N7 E3 N6$ S6 W3 S7 W13 N7 W3 N6 W10 S49 E12 N3 E6 FOP=[YR=2003] S3 E10 FGR=[YR=2003] S20 E10 N2 E19 N31 W29 S13$ N3 W3 N3 W4 S3 W3$ E3 N3 E4 S3 E3 N10 E29 N55$ PTR=E15 FUS=[YR=2003] E14 S39 W14 N39$ W15$.

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