LOT 73
IN OR 1225/1279
MEADOWFIELD #3 PB 6/321-323

CAMPBELL IMELDA L
86071 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

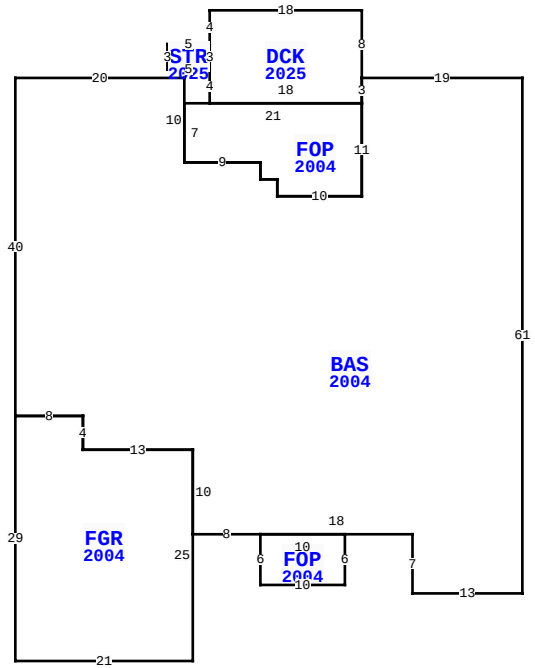
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	2004	2,835	286,570
DCK	198	10	2025	20	2,022
FGR	557	55	2004	306	30,932
FOP	60	30	2004	18	1,820
FOP	191	30	2004	57	5,762
STR	15	10	2025	2	202
TOTALS	3,856			3,238	327,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	114.2640	119.98	388,495	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2006 Heated Area: 2835 HX Base Yr 2006



86071 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		327,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		392,307
SOH/AGL Deduction		182,688
ASSESSED VALUE		209,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,208
TOTAL JUST VALUE		392,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1279	4/27/2004	WD	Q	I		219,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: CAMPBELL IMELDA L						
1158/0397	7/30/2003	WD	U	V	19	36,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W19 S3 S11 W10 N2 W2 N2 W9 N10 W20 S40 E8 S4 E13 S10 E8 E18 S7 E13 N61 $
FGR=[YR=2004;ORIG=-60,40] S29 E21 N25 W13 N4 W8 $
FOP=[YR=2004;ORIG=-19,3] W21 S7 E9 S2 E2 S2 E10 N11 $
FOP=[YR=2004;ORIG=-31,54] S6 E10 N6 W10 $
DCK=[YR=2025;ORIG=-19,0] S3 W18 N4 N3 N4 E18 S8 $
STR=[YR=2025;ORIG=-37,-4] W5 S3 E5 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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