LOT 75
MEADOWFIELD #3 PB 6/321-323

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2026

38-2N-27-1332-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

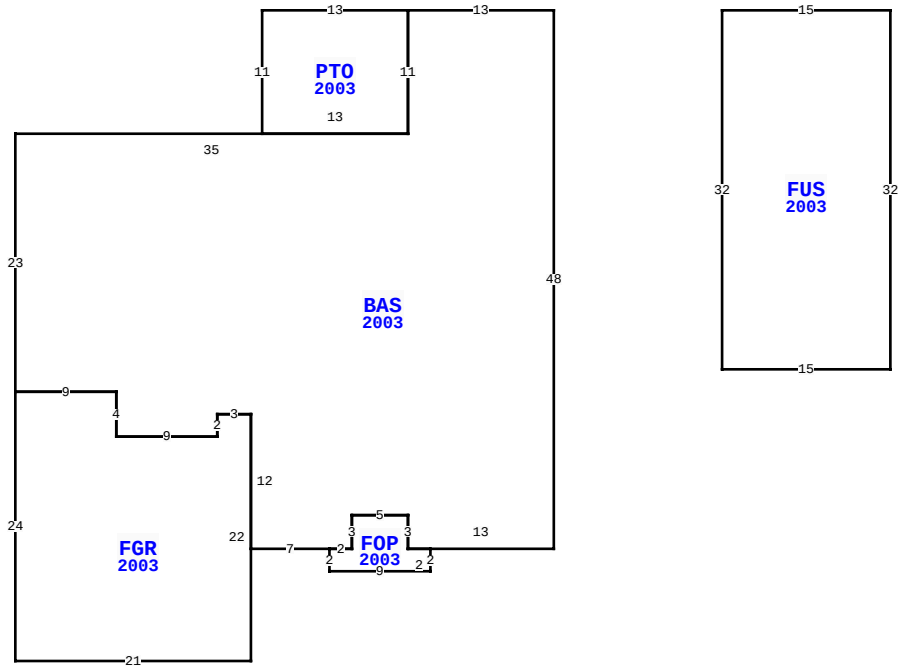
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,652	100	2003	1,652	192,139
FGR	462	55	2003	254	29,542
FOP	33	30	2003	10	1,163
FUS	480	100	2003	480	55,828
PTO	143	5	2003	7	814
TOTALS	2,770			2,403	279,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	123.9700	130.17	312,799	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 0% - 2024 Heated Area: 2132 HX Base Yr



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

86037 MEADOWWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,486
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	344,486
SOH/AGL Deduction	0
ASSESSED VALUE	344,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,486
TOTAL JUST VALUE	344,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310956	NEW CONSTR	149,285	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2475/0240	6/25/2021	WD	U	I	30	300,000
GRANTOR: RE PROPERTY HOLDINGS						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W35 S23 FGR=[YR=2003] S24 E21 N22 W3 S2 W9 N4 W9$ E9 S4 E9 N2 E3 S12 E7 FOP=[YR=2003] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$ PTR=E15 FUS=[YR=2003] E15 S32 W15 N32$ W15$.

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	0	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