LOT 116
MEADOWFIELD #3 PB 6/321-323

LUMSDEN THERESA
86218 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0116-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

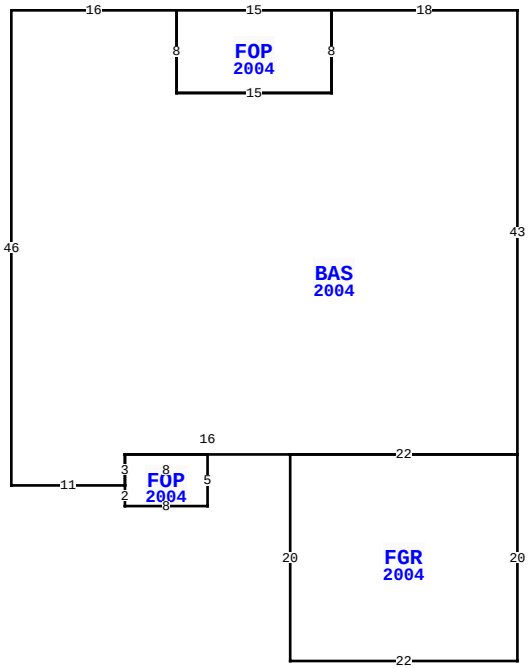
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2004	2,020	240,074
FGR	440	55	2004	242	28,762
FOP	40	30	2004	12	1,426
FOP	120	30	2004	36	4,278
TOTALS	2,620			2,310	274,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	126.2240	132.54	306,167	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2025 Heated Area: 2020 HX Base Yr 2025



86218 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,540
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,540
SOH/AGL Deduction		83,043
ASSESSED VALUE		256,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,086
TOTAL JUST VALUE		339,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25919	XFOB	2,400	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/816	4/17/2024	WD	Q	I	01	380,000
GRANTOR: EMBREE-HATTON JAMIE						
GRANTEE: SCALTRITO FRANK						
2622/1123	2/16/2023	WD	U	I	37	250,000
GRANTOR: WOLFE MICHELLE LYNN T						
GRANTEE: EMBREE-HATTON JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W15 S8 E15 N8$ S8 W15 N8 W16 S46 E11 FOP=[YR=2004] S2 E8 N5 W8 S3$ N3 E16 FGR=[YR=2004] S20 E22 N20 W22$ E22 N43$.

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