LOT 117
MEADOWFIELD #3 PB 6/321-323

BUTTS THOMAS M & SALLY
86198 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

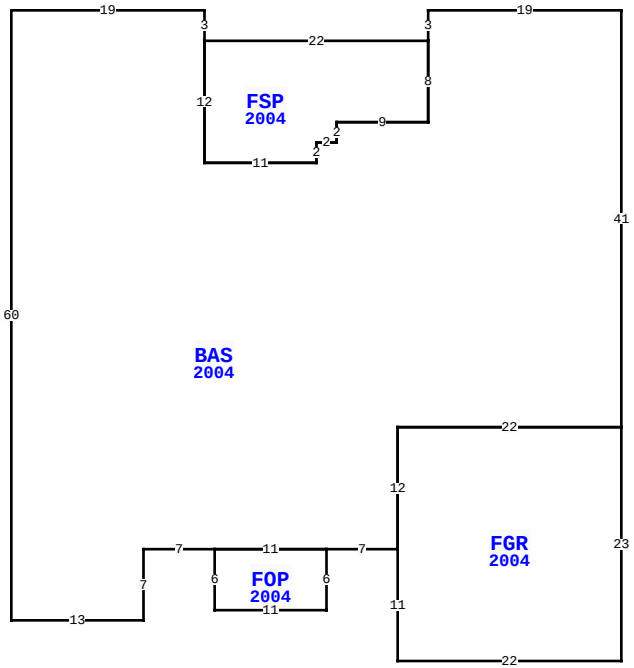
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,717	100	2004	2,717	298,348
FGR	506	55	2004	278	30,527
FOP	66	30	2004	20	2,196
FSP	224	40	2004	90	9,883
TOTALS	3,513			3,105	340,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,105	118.7076	124.64	387,007	2004	2004	0	0	0	11.90	88.10

1 SINGLE FAM 100% - 2026 Heated Area: 2717 HX Base Yr 2026



86198 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		340,953
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,963
SOH/AGL Deduction		62,858
ASSESSED VALUE		346,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,694
TOTAL JUST VALUE		408,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413351	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2809/149	8/08/2025	WD	Q	I	02	410,000
GRANTOR: DAVIS WAYNE M & CAROL						
GRANTEE: BUTTS THOMAS M & SA						
2289/0213	7/11/2019	WD	Q	I	01	270,000
GRANTOR: GRIGGS JAMIE & NAISHA						
GRANTEE: DAVIS WAYNE M & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W19 S3 S8 W9 S2 W2 S2 W11 N12 N3 W19 S60 E13 N7 E7 E11 E7 N12 E22 N41 $
FGR=[YR=2004;ORIG=-22,53] S11 E22 N23 W22 S12 $
FSP=[YR=2004;ORIG=-19,3] W22 S12 E11 N2 E2 N2 E9 N8 $
FOP=[YR=2004;ORIG=-40,53] S6 E11 N6 W11 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 01/08/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS