LOT 119
IN OR 1952/1310
MEADOWFIELD #3 PB 6/321-323

WILSON ROBERT & ROBERTA A
86152 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

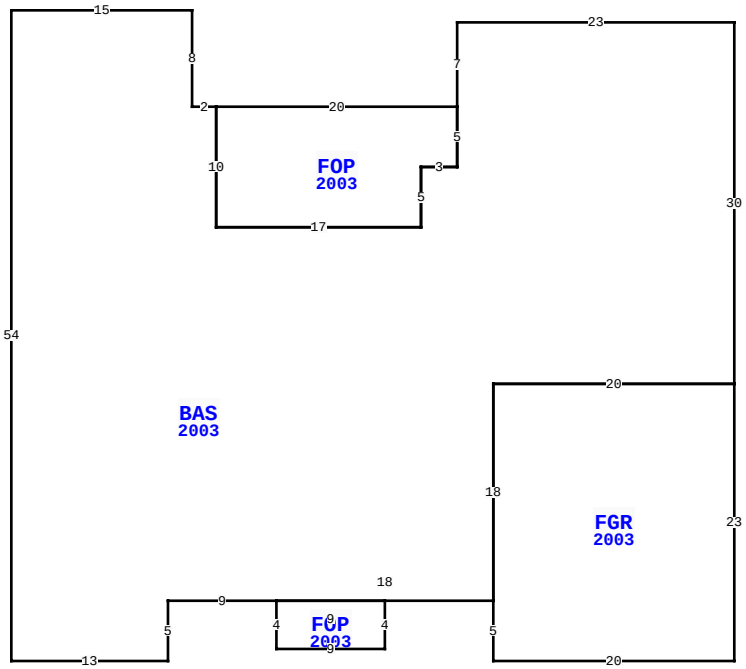
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,261	100	2003	2,261	250,566
FGR	460	55	2003	253	28,038
FOP	36	30	2003	11	1,219
FOP	185	30	2003	56	6,206
TOTALS	2,942			2,581	286,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	118.1280	124.03	320,121	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2015 Heated Area: 2261 HX Base Yr 2015



86152 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		286,028
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,028
SOH/AGL Deduction		151,280
ASSESSED VALUE		199,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,337
TOTAL JUST VALUE		351,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/1310	12/05/2014	WD	Q	I	01	190,000
GRANTOR: ROSENER RONALD C & CA						
GRANTEE: WILSON ROBERT & ROB						
1344/1875	8/25/2005	WD	Q	I		245,900
GRANTOR: DEMPSEY MARTIN L & JA						
GRANTEE: ROSENER RONALD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 S7 FOP=[YR=2003] W20 S10 E17 N5 E3 N5$ S5 W3 S5 W17 N10 W2 N8 W15 S54 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9$ E18 FGR=[YR=2003] S5 E20 N23 W20 S18$ N18 E20 N30$.

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