LOT 120
L/E OR 1645/1599
MEADOWFIELD #3 PB 6/321-323

CISKOVSKY LUCIENNE L/E
86136 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0120-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

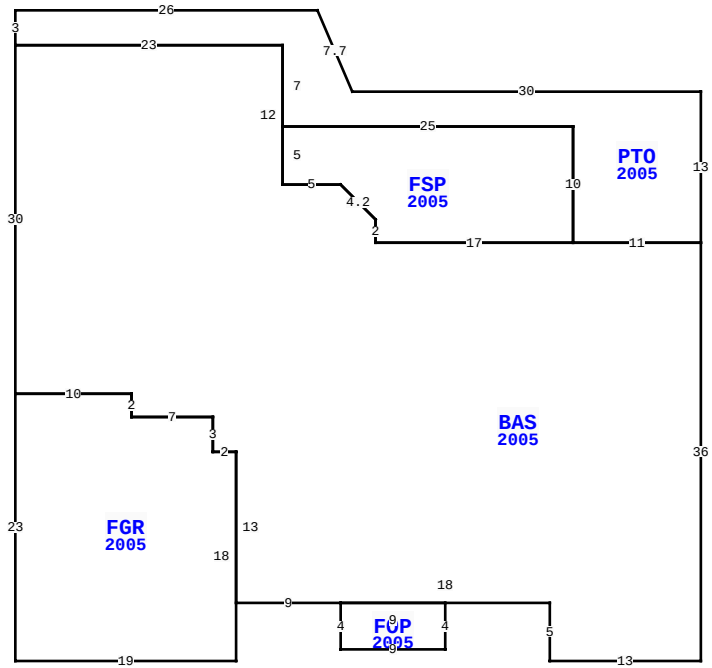
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2005	2,003	229,146
FGR	413	55	2005	227	25,969
FOP	36	30	2005	11	1,259
FSP	215	40	2005	86	9,838
PTO	319	5	2005	16	1,830
TOTALS	2,986			2,343	268,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	120.5890	126.62	296,671	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 2003 HX Base Yr 2006



86136 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		268,042
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,342
SOH/AGL Deduction		154,639
ASSESSED VALUE		178,703
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		72,292
TOTAL JUST VALUE		333,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413440	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/1599	10/28/2009	QC	U	I	14	100
GRANTOR: CISKOVSKY LUCIENNE						
GRANTEE: CISKOVSKY LUCIENNE						
1294/0740	2/09/2005	WD	Q	I		183,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: CISKOVSKY WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W30 U7 L3 W26 S3 BAS=[YR=2005] S30
FGR=[YR=2005] S23 E19 N18 W2 N3 W7 N2 W10 $ E10 S2 E7 S3 E2
S13 E9 FOP=[YR=2005] S4 E9 N4 W9 $ E18 S5 E13 N36 W11
FSP=[YR=2005] W17 N2 U3 L3 W5 N5 E25 S10 $ W17 N2 U3 L3
W5 N12 W23 $ E23 S7 E25 S10 E11 N13 $.

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
3	1242	WD DECK A	0	100	11	13	143.00	SF	10.00	10.00	100	2005	2005	3	21	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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