LOT 121
MEADOWFIELD #3 PB 6/321-323

CASCIOLI JANE E
86112 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0121-0000

BUILDING CHARACTERISTICS

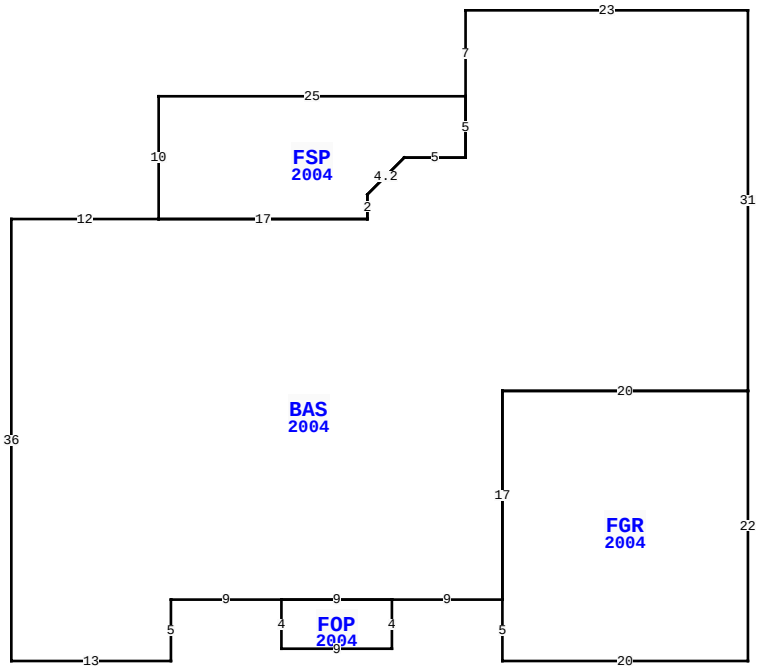
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,012	100	2004	2,012	228,442
FGR	440	55	2004	242	27,477
FOP	36	30	2004	11	1,249
FSP	215	40	2004	86	9,764
TOTALS	2,703			2,351	266,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,351	120.5890	126.62	297,684	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2024 Heated Area: 2012 HX Base Yr 2024



86112 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		266,933
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,933
SOH/AGL Deduction		98,280
ASSESSED VALUE		233,653
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,242
TOTAL JUST VALUE		331,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1024	7/13/2023	WD	Q	I	02	340,000
GRANTOR: CRUZ FREDDIE REV TRUS						
GRANTEE: CASCIOLI JANE E						
2649/1548	6/21/2023	FJ	U	I	11	0
GRANTOR: CRUZ FREDDIE SR EST						
GRANTEE: CRUZ FREDDIE REV TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W23 S7 S5 W5 D3L3 S2 W17 W12 S36 E13 N5 E9 E9 E9 N17 E20 N31 $
FGR=[YR=2004;ORIG=-20,48] S5 E20 N22 W20 S17 $
FSP=[YR=2004;ORIG=-23,7] W25 S10 E17 N2 U3R3 E5 N5 $
FOP=[YR=2004;ORIG=-38,48] S4 E9 N4 W9 $
.

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	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