LOT 124
IN OR 1290/826
MEADOWFIELD #3 PB 6/321-323

HUGHES FREDRIC N & BLENDA
86036 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0124-0000

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

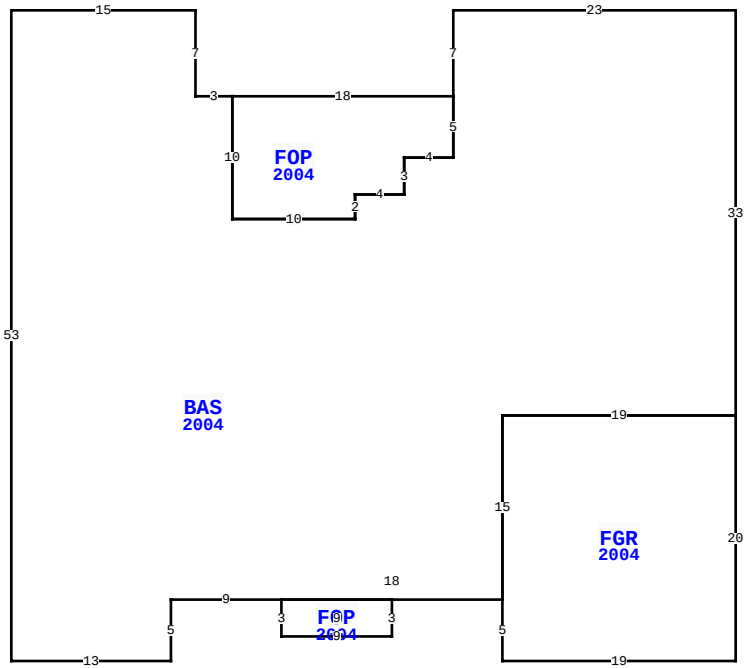
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,313	100	2004	2,313	255,373
FGR	380	55	2004	209	23,075
FOP	27	30	2004	8	883
FOP	152	30	2004	46	5,078
TOTALS	2,872			2,576	284,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	117.0240	122.88	316,539	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2026 Heated Area: 2313 HX Base Yr



86036 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		284,410
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,410
SOH/AGL Deduction		0
ASSESSED VALUE		349,410
TOTAL EXEMPTION VALUE	13	349,410
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413338	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0826	1/25/2005	WD	Q	I		202,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HUGHES FREDRIC N &						
1222/0216	4/13/2004	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N2 E4 N3 E4 N5$ S5 W4 S3 W4 S2 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S3 E9 N3 W9$ E18 FGR=[YR=2004] S5 E19 N20 W19 S15 $ N15 E19 N33$.

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