LOT 135
MEADOWFIELD #3 PB 6/321-323

CZARNECKI JANICE
86440 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

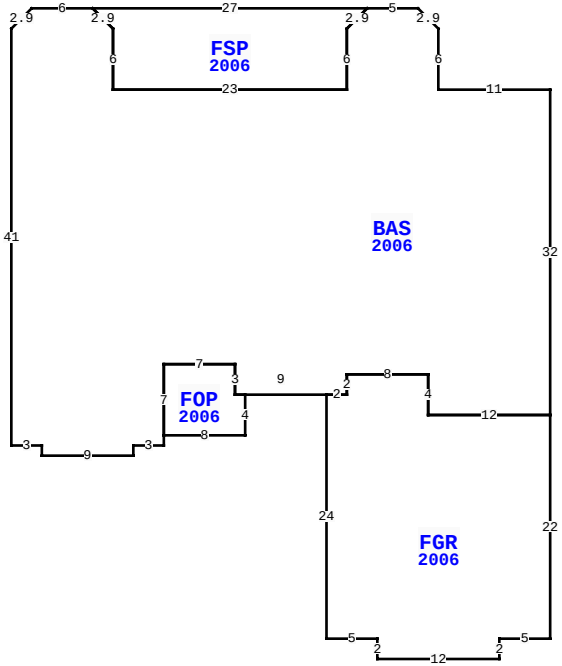
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	2006	1,805	222,855
FGR	544	55	2006	299	36,916
FOP	53	30	2006	16	1,975
FSP	188	40	2006	75	9,260
TOTALS	2,590			2,195	271,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	129.8304	136.32	299,222	2006	2006	0	0	0	9.43	90.57

1 SINGLE FAM 100% - 2022 Heated Area: 1805 HX Base Yr 2022



86440 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		271,005
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,085
SOH/AGL Deduction		38,845
ASSESSED VALUE		300,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,829
TOTAL JUST VALUE		339,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515476	NEW CONSTR	141,446	02/15/2006
E16141	ELEC OTHER	2,000	11/01/2005
M10518	MECH OTHER	0	10/01/2005
P09914	OTHER	0	08/01/2005
R0507805	REPAIR/RRF	1,500	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0959	5/28/2021	WD	Q	I	02	325,000
GRANTOR: IRISH STEPHEN L & EIL						
GRANTEE: CZARNECKI JANICE						
2282/1813	6/05/2019	WD	Q	I	01	245,000
GRANTOR: BROGAN THOMAS W P/R						
GRANTEE: IRISH STEPHEN L & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 N6 L2 U2 W5 FSP=[YR=2006] W27 D2 R2 S6 E23 N6 R2 U2 $ D2 L2 S6 W23 N6 L2 U2 W6 D2 L2 S41 E3 S1 E9 N1 E3 N1 FOP=[YR=2006] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E9 FGR=[YR=2006] S24 E5 S2 E12 N2 E5 N22 W12 N4 W8 S2 W2$ E2 N2 E8 S4 E12 N32$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000134	C	RES POND	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