LOT 137
IN OR 2058/1198
MEADOWFIELD #3 PB 6/321-323

CRAWFORD PATRICK M
86406 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

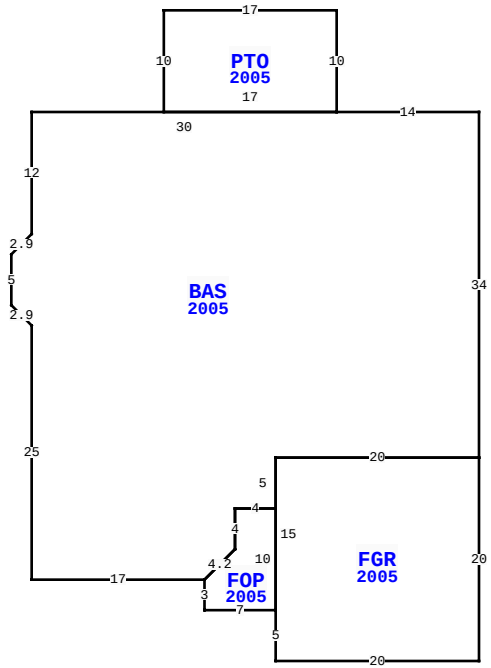
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,766	100	2005	1,766	202,397
FGR	400	55	2005	220	25,214
FOP	54	30	2005	16	1,834
PTO	170	5	2005	8	917
TOTALS	2,390			2,010	230,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	122.8430	128.99	259,270	2005	2005	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2016 Heated Area: 1766 HX Base Yr 2016



86406 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		230,361
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		298,406
SOH/AGL Deduction		127,948
ASSESSED VALUE		170,458
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,047
TOTAL JUST VALUE		298,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623345	H/AC	0	08/01/2016
E15482	ELEC OTHER	2,000	08/01/2005
M10115	MECH OTHER	0	08/01/2005
P0509567	OTHER	0	06/01/2005
R07386	REPAIR/RRF	1,500	03/01/2005
B14855	NEW CONSTR	122,953	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1198	7/07/2016	QC	U	I	11	100
GRANTOR: CRAWFORD PATRICK M						
GRANTEE: CRAWFORD PATRICK M						
2016/0735	11/25/2015	QC	U	I	11	100
GRANTOR: CRAWFORD RICHARD A						
GRANTEE: CRAWFORD RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N10 W17 S10 E17 $ W30 S12 L2 D2 S5 D2 R2 S25E17 FOP=[YR=2005] S3 E7 FGR=[YR=2005] S5 E20 N20 W20 S15 $ N10 W4 S4 L3 D3 $ U3 R3 N4 E4 N5 E20 N34 $.

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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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