LOT 138
IN OR 1530/1839
MEADOWFIELD #3 PB 6/321-323

JOHNSON BURNELL
86388 MEADOWWOOD DRIVE
YULEE, FL 32097-6425

2026

38-2N-27-1332-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

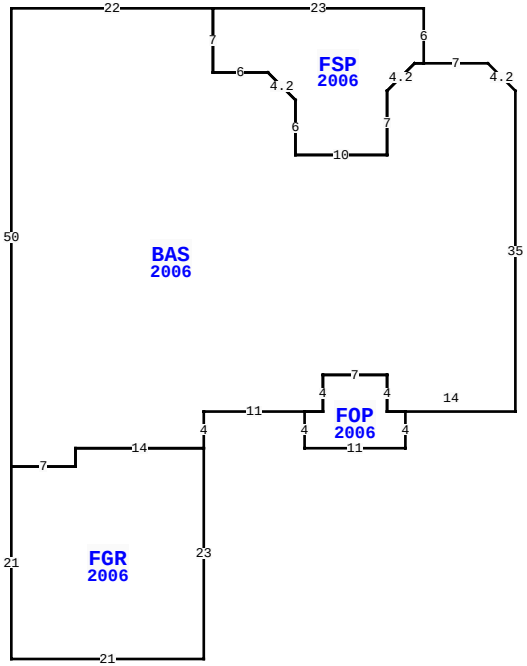
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2006	2,170	252,689
FGR	469	55	2006	258	30,043
FOP	72	30	2006	22	2,562
FSP	256	40	2006	102	11,877
TOTALS	2,967			2,552	297,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,552	122.5440	128.67	328,366	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2008 Heated Area: 2170 HX Base Yr 2008



86388 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		297,171
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		365,251
SOH/AGL Deduction		171,517
ASSESSED VALUE		193,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,323
TOTAL JUST VALUE		365,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16311	NEW CONSTR	203,940	02/27/2006
M10728	TANKS/BLRS	0	12/01/2005
E16052	ELEC OTHER	2,000	10/01/2005
P10234	OTHER	0	10/01/2005
R08399	REPAIR/RRF	4,550	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1839	10/17/2007	WD	Q	I		240,000
GRANTOR: TALBOT WILLIAM H & SH						
GRANTEE: JOHNSON BURNELL						
1418/1980	6/09/2006	WD	Q	I		268,000
GRANTOR: PHAN DAVID						
GRANTEE: TALBOT WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W7 FSP=[YR=2006] N6 W23 S7 E6 D3 R3 S6 E10 N7 R3 U3 E1$ W1 D3 L3 S7 W10 N6 L3 U3 W6 N7 W22 S50 FGR=[YR=2006] S21 E21 N23 W14 S2 W7$ E7 N2 E14 N4 E11 FOP=[YR=2006] S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E14 N35$.

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