LOT 139
IN OR 1988/320
MEADOWFIELD #3 PB 6/321-323

BLAN BRADFORD & KAREN
86368 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

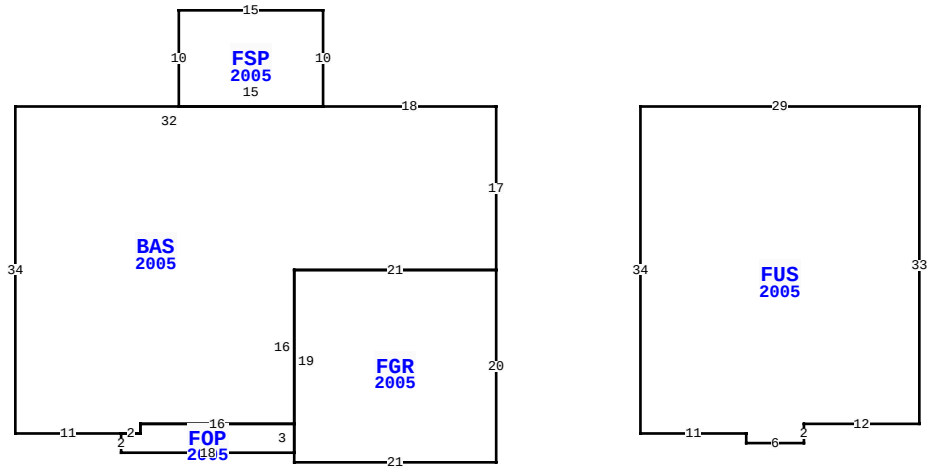
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,327	100	2005	1,327	155,659
FGR	420	55	2005	231	27,097
FOP	52	30	2005	16	1,877
FSP	150	40	2005	60	7,038
FUS	980	100	2005	980	114,955
TOTALS	2,929			2,614	306,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,614	123.6480	129.83	339,376	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2019 Heated Area: 2307 HX Base Yr 2019



86368 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		306,626
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,626
SOH/AGL Deduction		120,787
ASSESSED VALUE		250,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,428
TOTAL JUST VALUE		371,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14785	ELEC OTHER	2,000	04/01/2005
M09621	OTHER	0	04/01/2005
P09139	OTHER	0	03/01/2005
R0507114	REPAIR/RRF	1,500	02/01/2005
B0514408	NEW CONSTR	159,438	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0320	6/13/2015	WD	Q	I	01	199,000
GRANTOR: BARROW ROBERT L & LET						
GRANTEE: BLAN BRADFORD & KAR						
1348/1782	9/09/2005	WD	Q	I		226,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BARROW ROBERT L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W15 S10 E15 $ W32 S34 E11 FOP=[YR=2005] S2 E18 FGR=[YR=2005] S1 E21 N20 W21 S19 $ N3 W16 S1 W2 $ E2 N1 E16 N16 E21 N17 $ PTR= E15 FUS=[YR=2005] E29 S33 W12 S2 W6 N1 W11 N34 $ W15 $.

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	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