LOT 140
MEADOWFIELD #3 PB 6/321-323

NORRIS PATRICIA ANNE
86350 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0140-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

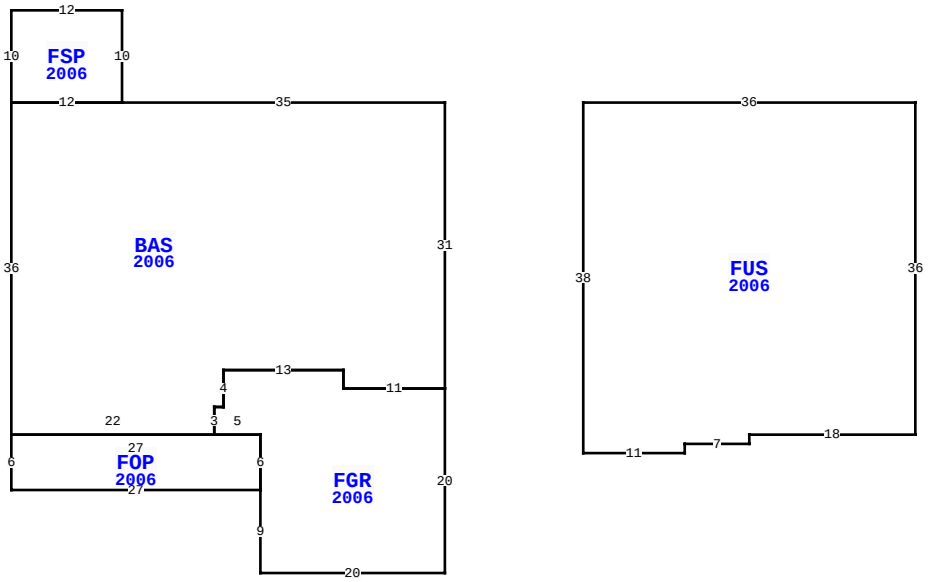
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2006	1,543	175,138
FGR	449	55	2006	247	28,036
FOP	162	30	2006	49	5,562
FSP	120	40	2006	48	5,448
FUS	1,325	100	2006	1,325	150,395
TOTALS	3,599			3,212	364,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,212	119.4482	125.42	402,849	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2024 Heated Area: 2868 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

86350 MEADOWWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	364,578
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	429,578
SOH/AGL Deduction	0
ASSESSED VALUE	429,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,578
TOTAL JUST VALUE	429,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15671	NEW CONSTR	232,026	01/12/2006
E15519	ELEC OTHER	0	08/01/2005
M10151	MECH OTHER	0	08/01/2005
P09945	OTHER	0	08/01/2005
R07955	REPAIR/RRF	4,550	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1906	11/01/2023	WD	Q	I	01	459,500
GRANTOR: KIM JAE K &						
GRANTEE: NORRIS PATRICIA ANN						
2106/0695	2/22/2017	WD	Q	I	02	233,000
GRANTOR: NIED ALICE & THOMAS C						
GRANTEE: KIM JAE K & ANNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35 FSP=[YR=2006] N10 W12 S10 E12$ W12 S36
FOP=[YR=2006] S6 E27 FGR=[YR=2006] S9 E20 N20 W11 N2 W13 S4
W1 S3 E5 S6$ N6 W27$ E22 N3 E1 N4 E13 S2 E11 N31$ PTR=E15
FUS=[YR=2006] E36 S36 W18 S1 W7 S1 W11 N38$ W15$.

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	000134	C	RES POND	0	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