LOT 142
IN OR 1879/1670 & OR 1956/1251
MEADOWFIELD #3 PB 6/321-323

CISKOVSKY JAMES & SHARON
86316 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0142-0000

BUILDING CHARACTERISTICS

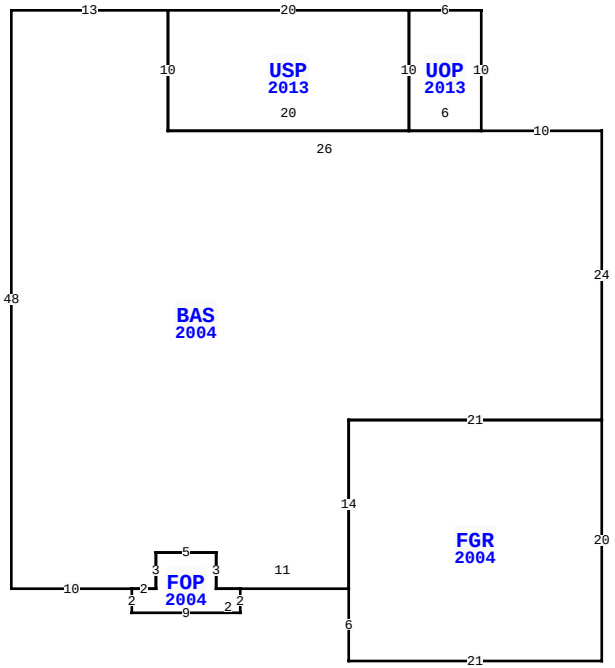
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,683	100	2004	1,683	195,055
FGR	420	55	2004	231	26,773
FOP	33	30	2004	10	1,159
UOP	60	20	2013	12	1,391
USP	200	30	2013	60	6,953
TOTALS	2,396			1,996	231,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	122.8430	128.99	257,464	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2014 Heated Area: 1683 HX Base Yr 2014



86316 MEADOWWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,331
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,331
SOH/AGL Deduction		136,399
ASSESSED VALUE		159,932
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		103,521
TOTAL JUST VALUE		296,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326793	ADDITION	9,040	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1956/1251	1/07/2015	QC	U	I	11	100
GRANTOR: CISKOVSKY LUCIENNE H						
GRANTEE: CISKOVSKY JAMES L &						
1879/1670	9/17/2013	WD	Q	I	02	168,000
GRANTOR: CATOE JERRY W & PATRI						
GRANTEE: CISKOVSKY LUCIENNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 UOP=[YR=2013] N10 W6 USP=[YR=2013] W20 S10 E20 N10 $ S10 E6 $ W26 N10 W13 S48 E10 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2004] S6 E21 N20 W21 S14$ N14 E21 N24$.

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	000100	C	RES	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 09/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS