LOT 144
IN OR 1166/1475
MEADOWFIELD #3 PB 6/321-323

CRAWFORD LESTER L & KRYSTAL D
86055 MEADOWBROOK LANE
YULEE, FL 32097

2026

38-2N-27-1332-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

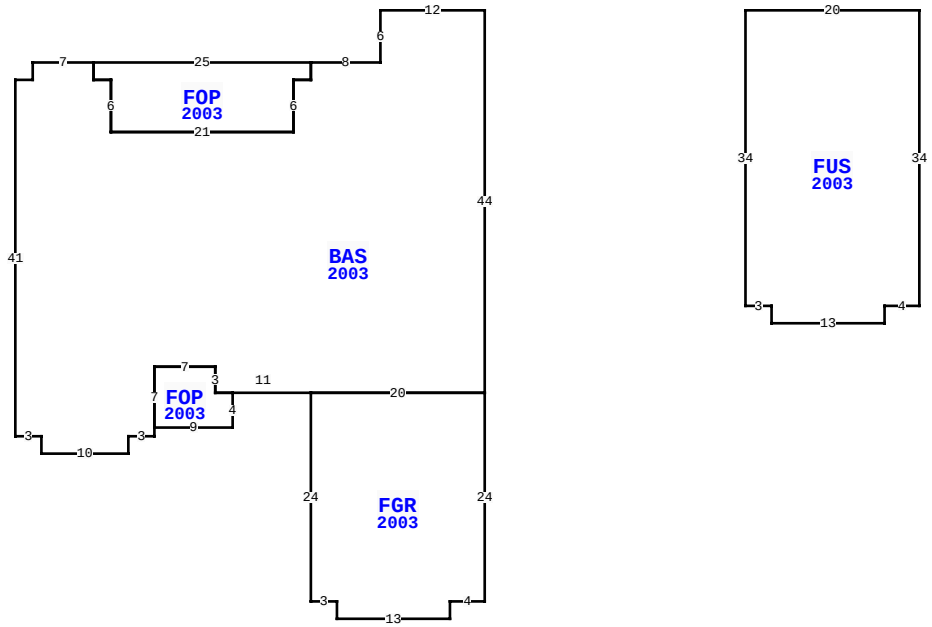
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	2003	2,023	220,883
FGR	506	55	2003	278	30,354
FOP	57	30	2003	17	1,856
FOP	176	30	2003	53	5,787
FUS	706	100	2003	706	77,085
TOTALS	3,468			3,077	335,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,077	116.3800	122.20	376,009	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2004 Heated Area: 2729 HX Base Yr 2004



86055 MEADOWBROOK LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,964
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		400,964
SOH/AGL Deduction		182,633
ASSESSED VALUE		218,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,920
TOTAL JUST VALUE		400,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310953	NEW CONSTR	175,940	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1475	8/29/2003	WD	Q	I		185,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: CRAWFORD LESTER & K						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 S6 W8 FOP=[YR=2003] W25 S2 E2 S6 E21 N6 E2 N2$ S2 W2 S6 W21 N6 W2 N2 W7 S2 W2 S41 E3 S2 E10 N2 E3 N1 FOP=[YR=2003] E9 N4 W2 N3 W7 S7$ N7 E7 S3 E11 FGR=[YR=2003] S24 E3 S2 E13 N2 E4 N24 W20$ E20 N44$ PTR= E30 FUS=[YR=2003] E20 S34 W4 S2 W13 N2 W3 N34 $ W30 $.

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