

LOT 93
IN OR 2239/643
MEADOWFIELD #3 PB 6/321-323

MONTESANO ROCCO & JOSEPHINE
86031 MEADOWRIDGE CT
YULEE, FL 32097

2023

38-2N-27-1332-0093-0000



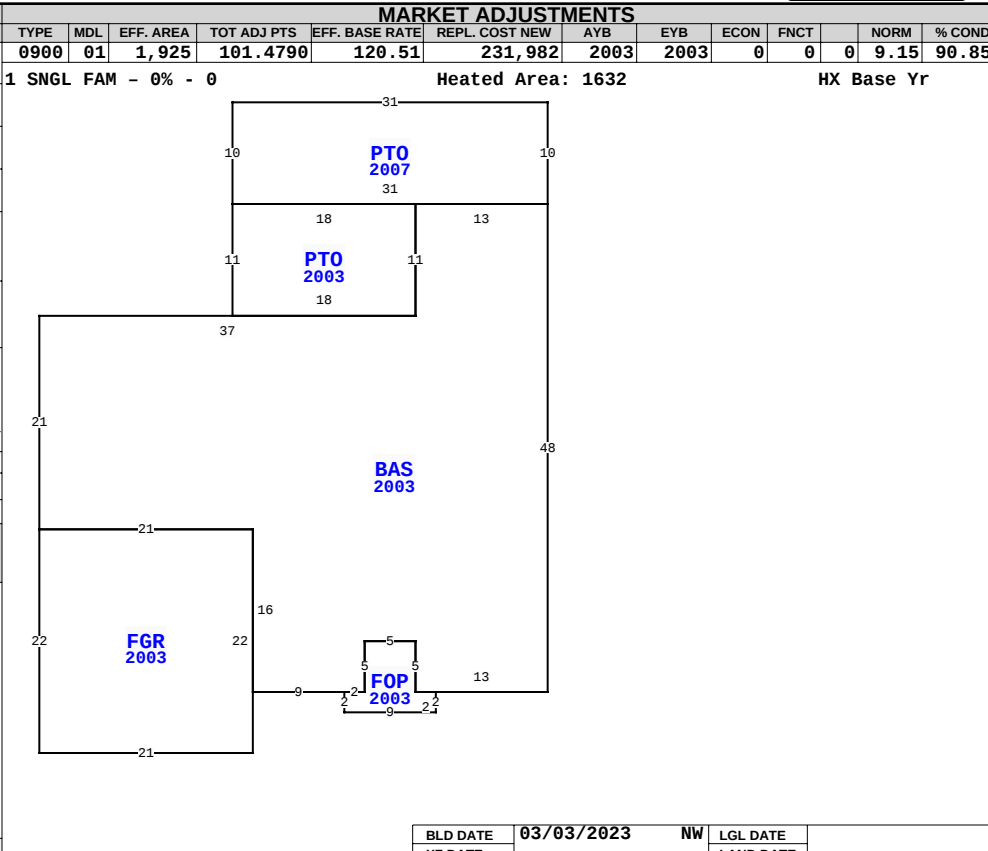
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	178,677
FGR	462	55	254	27,809
FOP	43	30	13	1,424
PTO	198	5	10	1,095
PTO	310	5	16	1,752
TOTALS	2,645		1,925	210,756

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	846.00	SF	5.20	5.20	
2	0754	FOP	0	0	18	11	198.00	SF	12.30	12.30	
3	0471	VINYL FNC	0	0	0	0	216.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
9,012											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	210,756		
TOTAL MARKET OB/XF VALUE	9,012		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	284,768		
SOH/AGL Deduction	61,900		
ASSESSED VALUE	222,868		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	222,868		
TOTAL JUST VALUE	284,768		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,660		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310954	NEW CONSTR	132,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/0643	11/20/2018	WD	Q	I	01	220,000
GRANTOR: SIMMONS MICHAEL S & J						
GRANTEE: MONTESANO ROCCO & J						
1164/1476	8/22/2003	WD	Q	I		147,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SIMMONS MICHAEL E &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2007] W31 N10 E31 S10\$ BAS=[YR=2003] W13 PTO=[YR=2003] W18 S11 E18 N11\$ S11 W37 S21 FGR=[YR=2003] S22 E21 N22 W21\$ E21 S16 E9 FOP=[YR=2003] S2 E9 N2 W2 N5 W5 S5 W2\$ E2 N5 E5 S5 E13 N48\$.											