

LOT 97
IN OR 1193/1832
MEADOWFIELD #3 PB 6/321-323

GLISSON GEORGE P & DAWN
86107 MEADOWRIDGE COURT
YULEE, FL 32097

2023

38-2N-27-1332-0097-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	08 SHT VINYL 20
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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	1,921	208,380
FGR	420	55	231	25,057
FOP	51	30	15	1,627
PTO	314	5	16	1,735

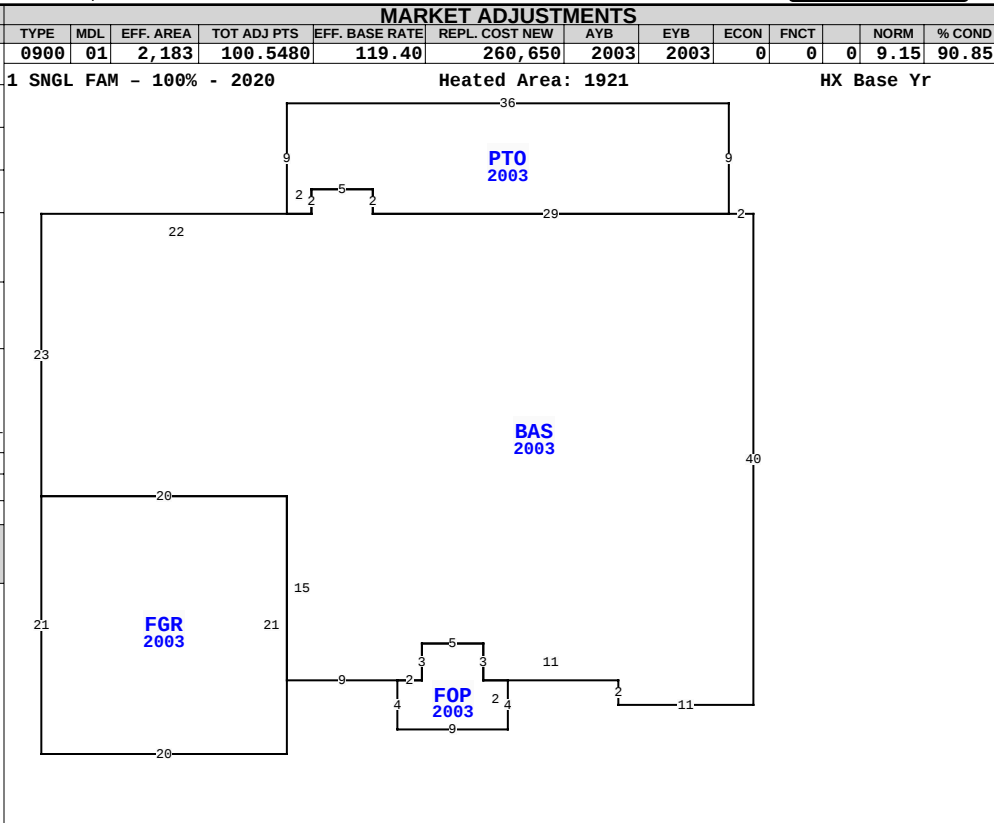
TOTALS	2,706	2,183	236,801
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	844.00	SF	5.20	5.20	100	2003	2003	3	84	3,687	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2003	2003	3	64	2,048	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
4	0755	FSP	0	0	25	9	225.00	SF	16.40	16.40	100	2005	2005	3	27	996	
5	0479	VF PICKET	0	100	0	0	100.00	LF	10.00	10.00	100	2003	2003	3	64	640	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



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

TOTAL OB/XF		7,563
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			236,801
TOTAL MARKET OB/XF VALUE			7,563
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			309,364
SOH/AGL Deduction			0
ASSESSED VALUE			309,364
TOTAL EXEMPTION VALUE	13		308,368
BASE TAXABLE VALUE			996
TOTAL JUST VALUE			309,364
NCON VALUE			996
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15080	ADDITION	3,900	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/1832	12/08/2003	WD	Q	I		159,900
GRANTOR:MATTAMY (JACKSONVILLE						
GRANTEE:GLISSON GEORGE P &						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR:ATLANTIC BUILDERS INC						
GRANTEE:MATTAMY (JACKSONVIL						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2003] W2 PTO=[YR=2003] N9 W36 S9 E2 N2 E5 S2 E29 \$ W29 N2 W5 S2 W22 S23 FGR=[YR=2003] S21 E20 N21 W20 \$ E20 S15 E9 FOP=[YR=2003] S4 E9 N4 W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E11 S2 E11 N40 \$.	