

LOT 99
IN OR 1261/715
MEADOWFIELD #3 PB 6/321-323

QUALLS IRENE
86153 MEADOWRIDGE COURT
YULEE, FL 32097

2023

38-2N-27-1332-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	4	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
---------	----------	----

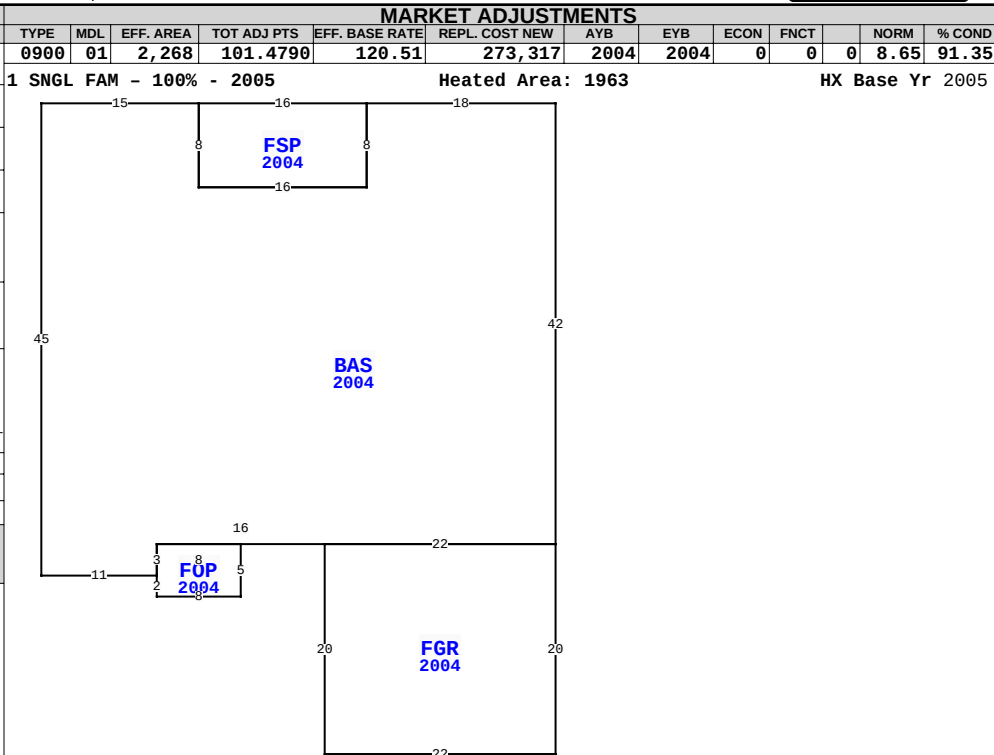
NEIGHBORHOOD/LOC	4045.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	216,098
FGR	440	55	242	26,640
FOP	40	30	12	1,321
FSP	128	40	51	5,614

TOTALS	2,571	2,268	249,675
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0 100	0	0	829.00	SF	5.20	5.20	100	2004
3	0810	CONCRETE A	0 100	0	0	310.00	SF	6.50	6.50	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	RS-1	0.00	0.00	1.00	LT	1.00



86153 MEADOWRIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	249,675		
TOTAL MARKET OB/XF VALUE	8,696		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	323,371		
SOH/AGL Deduction	159,667		
ASSESSED VALUE	163,704		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	108,704		
TOTAL JUST VALUE	323,371		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,347		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003504	REPAIR/RRF	13,000	04/20/2017
B24473	ADDITION	2,100	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0715	9/23/2004	WD	Q	I		164,000
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: QUALLS JEFFERY & IR						
1201/1841	1/15/2004	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JAX) PARTN						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FSP=[YR=2004] W16 S8 E16 N8\$ S8 W16 N8 W15 S45 E11 FOP=[YR=2004] S2 E8 N5 W8 S3\$ N3 E16 FGR=[YR=2004] S20 E22 N20 W22\$ E22 N42\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	RS-1	0.00	0.00	1.00	LT	1.00