

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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	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	1,641	100	1,641	190,425
FGR	497	55	273	31,679
FOP	33	30	10	1,160
FOP	143	30	43	4,990
FUS	440	100	440	51,058
PTO	537	5	27	3,133

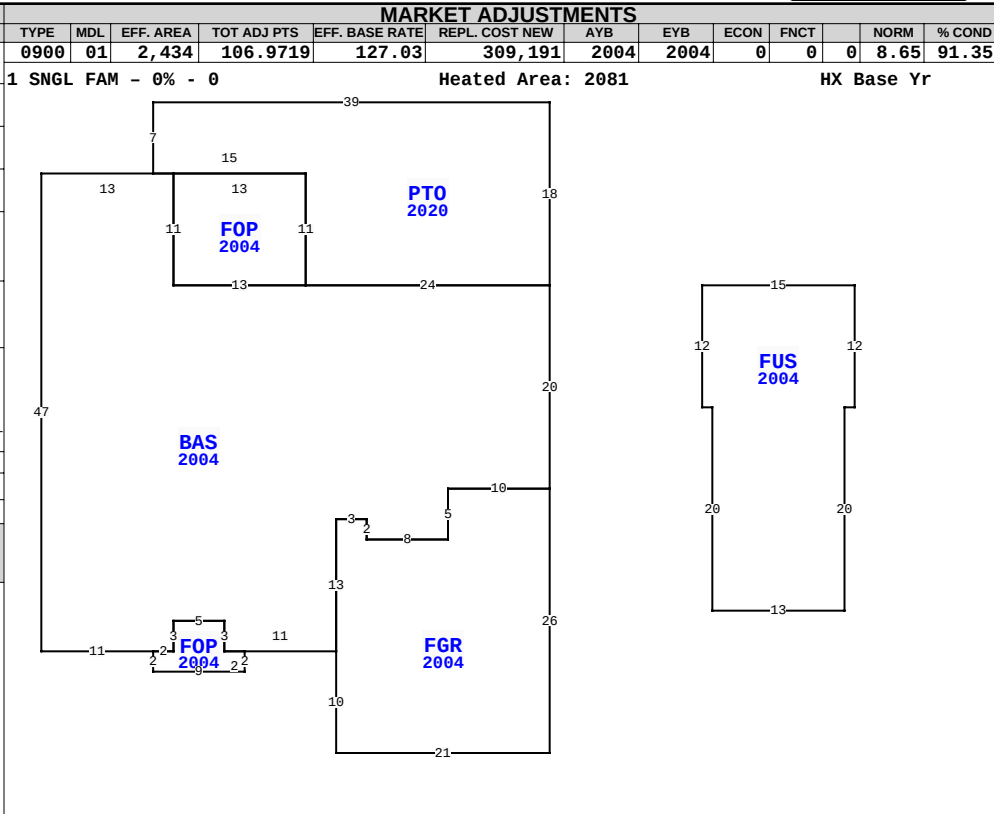
TOTALS	3,291		2,434	282,446
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	0812	CONCRETE C	0	0	0	0	1,230.00	SF	4.00	4.00	100	2004	2004	3	86	4,231	
4	0810	CONCRETE A	0	0	0	0	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	
5	0910	SCRN RM L	0	0	0	0	705.00	SF	15.00	15.00	100	2004	2004	3	24	2,538	
6	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2010	2010	3	92	1,148	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	0	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	

86161 MEADOWRIDGE CT, YULEE

TOTAL OB/XF			12,105
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,446
TOTAL MARKET OB/XF VALUE		12,105
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,551
SOH/AGL Deduction		76,331
ASSESSED VALUE		283,220
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		283,220
TOTAL JUST VALUE		359,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003814	REPAIR/RRF	2,000	04/28/2017
B0412453	NEW CONSTR	177,817	03/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2641/1451	5/22/2023	WD Q	I 01

GRANTOR: BARRY LEANDRA D
GRANTEE: MONTESINO LUIS GONZ
1396/0125 3/14/2006 QC U I 01 100
GRANTOR: BARRY SHANNON M
GRANTEE: BARRY LEANDRA D

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2004] W24 FOP=[YR=2004] N11 W13 S11 E13\$ W13 N11 W13 S47 E11 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 FGR=[YR=2004] S10 E21 N26 W10 S5 W8 N2 W3 S13\$ N13 E3 S2 E8 N5 E10 N20\$ PTO=[YR=2020] N18 W39 S7 E15 S11 E24 \$ PTR=E15 FUS=[YR=2004] E15 S12 W1 S20W13 N20 W1 N12\$ W15\$.		