LOT 102
MEADOWFIELD #3 PB 6/321-323

MARTIN RUSH H JR LIVING TRUST/MARTIN RUSH H TRUSTE
86178 MEADOWRIDGE CT
YULEE, FL 32097

2023

38-2N-27-1332-0102-0000

BUILDING CHARACTERISTICS

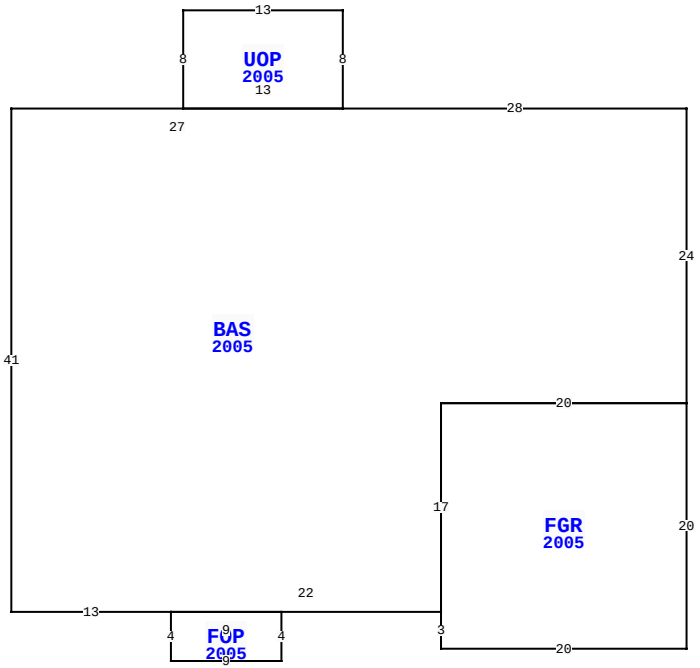
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,915	100	1,915	210,016
FGR	400	55	220	24,127
FOP	36	30	11	1,206
UOP	104	20	21	2,303
TOTALS	2,455		2,167	237,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	100.5480	119.40	258,740	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2006 Heated Area: 1915 HX Base Yr 2006



86178 MEADOWRIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,653
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		307,069
SOH/AGL Deduction		152,604
ASSESSED VALUE		154,465
TOTAL EXEMPTION VALUE	HX HB WR SX	105,000
BASE TAXABLE VALUE		49,465
TOTAL JUST VALUE		307,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217672	H/AC	0	10/01/2012
R11901	REPAIR/RRF	800	05/01/2009
B13721	NEW CONSTR	0	12/01/2004
E0414091	ELEC OTHER	2,000	12/01/2004
M0409094	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2269/1537	4/17/2019	SW	U	I	11	100
GRANTOR: MARTIN RUSH H						
GRANTEE: MARTIN RUSH H JR LI						
1347/1243	9/06/2005	WD	Q	I		225,000
GRANTOR: REYNOLDS HERSCHEL A &						
GRANTEE: MARTIN RUSH H & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 UOP=[YR=2005] N8 W13 S8 E13$ W27 S41 E13
FOP=[YR=2005] S4 E9 N4 W9$ E22 FGR=[YR=2005] S3 E20 N20 W20
S17$ N17 E20 N24$.

EXTRA FEATURES

LN	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	722.00	SF	5.20	5.20	100	2005	2005	3	87	3,266	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2009	2009	3	45	1,150	

LAND DESCRIPTION

TOTAL OB/XF 4,416

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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							

REVIEW DATE 08/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS