

LOT 104
IN OR 2128/1435
MEADOWFIELD #3 PB 6/321-323

ODONNELL SEAN PATRICK & ANGELA W
86132 MEADOWRIDGE COURT
YULEE, FL 32097

2023

38-2N-27-1332-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
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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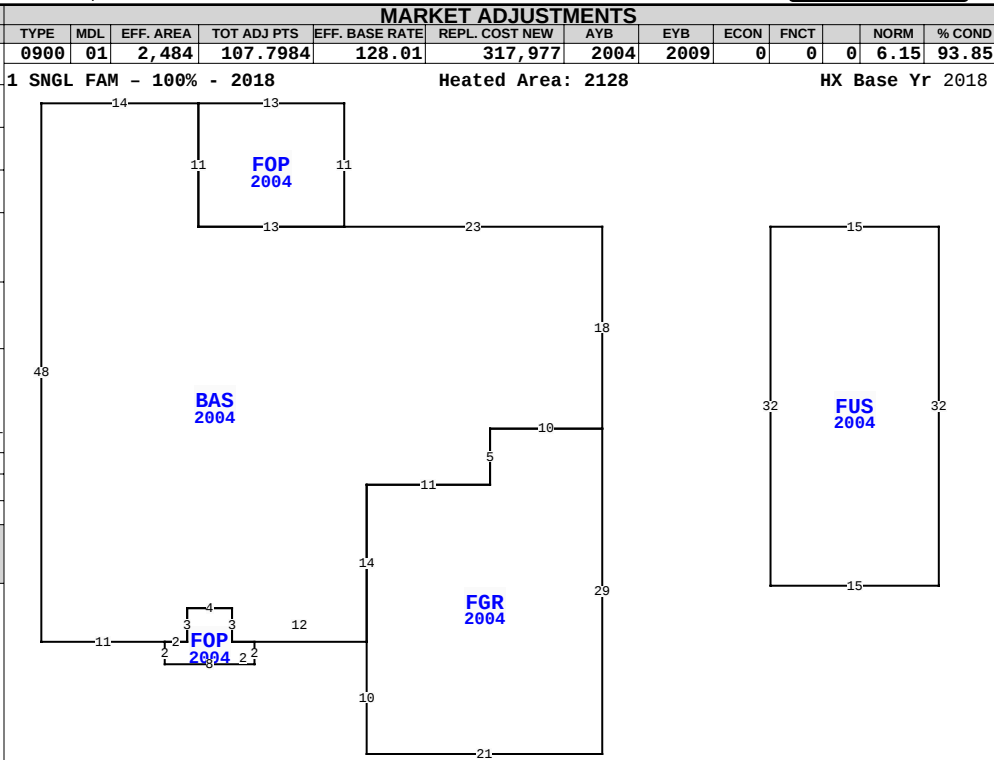
NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1,648	197,986
FGR	554	55	305	36,642
FOP	28	30	8	961
FOP	143	30	43	5,166
FUS	480	100	480	57,666

TOTALS	2,853		2,484	298,421
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00
3	0910	SCRN RM L	0	100	0	0	665.00	SF	15.00
4	0845	KOOL DECK	0	100	0	0	288.00	SF	7.25
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00
6	0940	SHEDS/PORT	0	100	15	15	225.00	SF	30.00
7	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00



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

86132 MEADOWRIDGE CT, YULEE

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	298,421								
TOTAL MARKET OB/XF VALUE	32,037								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	390,458								
SOH/AGL Deduction	179,377								
ASSESSED VALUE	211,081								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	161,081								
TOTAL JUST VALUE	390,458								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	308,597								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009267	REPAIR/RRF	0	10/05/2020
B21653	XFOB	2,000	07/01/2008
B18623	SWIM POOL	9,120	10/01/2006
B18470	SWIM POOL	59,000	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1435	6/13/2017	WD	Q	I	02	262,000	
GRANTOR: DATRI ALTA FAY PR OF							
GRANTEE: O'DONNELL SEAN PATRI							
1217/1567	3/25/2004	WD	Q	I		193,900	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: NELSON HOWARD L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W23 FOP=[YR=2004] N11 W13 S11 E13\$ W13 N11 W14 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=2004] S10 E21 N29 W10 S5 W11 S14\$ N14 E11 N5 E10 N18\$ PTR=E15 FUS=[YR=2004] E15 S32 W15 N32\$ W15\$.									